

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
3201 82nd Avenue, Landover, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Elizabeth Magee, dated September 27, 2006, and recorded in Liber 27459 at folio 023 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

AUGUST 20, 2010
AT 12:33 PM

all that property described in said Deed of Trust as follows:

LOT NUMBERED EIGHTEEN (18) IN BLOCK LETTERED "F" IN A SUB-DIVISION KNOWN AS, "PLAT NO. TWO, KENMOR".

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,
STEPHANIE H. HURLEY, ERIN M. BRADY,
AND AARON D. NEAL

Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

98996 (8-5,8,12,8-19)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
4803 Rockford Drive, Hyattsville, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Xiomara Lozano and Armando A Zuniga Sanchez aka Armando Zuniga, dated October 30, 2006, and recorded in Liber 26656 at folio 104 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

AUGUST 27, 2010
AT 12:12 PM

all that property described in said Deed of Trust as follows:

LOT NUMBERED ONE (1), IN BLOCK LETTERED "P", IN THE SUBDIVISION KNOWN AS, " DEFENSE HEIGHTS."

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$22,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,
STEPHANIE H. HURLEY, ERIN M. BRADY
AND AARON D. NEAL

Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

99014 (8-12,8,19,8-26)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
12503 Tobias Court, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from James Clemons and Tracey Clemons, dated September 13, 2005, and recorded in Liber 23588 at folio 369 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

AUGUST 27, 2010
AT 12:00 NOON

all that property described in said Deed of Trust as follows:

LOT NUMBERED NINETY-EIGHT (98) IN BLOCK LETTERED "B" IN THE SUBDIVISION KNOWN AS, "PLAT FOUR HILLANTRAE".

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$40,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,
STEPHANIE H. HURLEY, ERIN M. BRADY
AND AARON D. NEAL

Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

99012 (8-12,8,19,8-26)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
7800 Somerset Court, Greenbelt, Maryland 20770

By virtue of the power and authority contained in a Deed of Trust from Dieudonne Nganyang-Tchabong and Nathalie Nganyang-Tchabong, dated October 12, 2007, and recorded in Liber 28886 at folio 554 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

AUGUST 27, 2010
AT 12:18 PM

all that property described in said Deed of Trust as follows:

BEING KNOWN AND DESIGNATED AS LOT NUMBERED 148, PLAT TEN (10), LOTS 34 THRU 55 AND PARCEL "N" AND LOTS 143 THRU 154 AND LOTS 194 THRU 220 AND PARCEL "P", "GREENBROOK."

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,
STEPHANIE H. HURLEY, ERIN M. BRADY
AND AARON D. NEAL

Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

99015 (8-12,8,19,8-26)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
9409 Piscataway Road, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Carlos Pereira, Manfredi Cedillos, Carlos M Pereira, Francisca Marlene Pereira and Maria Natalia Salmeron, dated October 26, 2005, and recorded in Liber 23869 at folio 326 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

AUGUST 27, 2010
AT 12:06 PM

all that property described in said Deed of Trust as follows:

LOT NUMBERED ONE (1), BLOCK LETTERED "A", IN THE SUBDIVISION KNOWN AS, "SECTION SIX, WILDWOOD ESTATES."

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,
STEPHANIE H. HURLEY, ERIN M. BRADY
AND AARON D. NEAL

Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

99013 (8-12,8,19,8-26)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
13305 Van Brady Road, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Marcelino Martinez, dated November 16, 2005, and recorded in Liber 24453 at folio 758 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

AUGUST 27, 2010
AT 12:21 PM

all that property described in said Deed of Trust as follows:

A PIECE OR PARCEL OF LAND BEGINNING AT AN IRON PIPE ON THE SOUTHERLY RIGHT OF WAY LINE OF VAN BRADY ROAD (30 FT. WIDE) AND BEING THE MOST NORTHEASTERLY CORNER OF PARCEL D.

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$39,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,
STEPHANIE H. HURLEY AND AARON D. NEAL

Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

99016 (8-12,8,19,8-26)

THE PRINCE GEORGE’S POST

Call 301-627-0900

Fax 301-627-6260

LEGALS

JEROME A. KUTA
Substitute Trustee
6423 Old Branch Avenue
Camp Springs, Maryland 20748
(301) 449-5530

SUBSTITUTE TRUSTEE'S SALE OF VALUABLE
REAL ESTATE

**Lots 1 through 8 and Outlot lettered A in the Subdivision known as
Greenbelt Forest**

By virtue of the power and authority contained in a Deed of Trust from Greenbelt Forest Associates, LLC to Gerald J. Whittaker and Kevin P. Huffman (Trustees) dated the 12th day of December, 2003, and recorded in Liber 18839, folio 051, among the Land Records of Prince George's County, Maryland, and as Modified at Liber 25387, Folio 066, upon default and request for sale, the undersigned Substitute Trustee will offer for sale at the at the Main Street entrance to the Duval Wing of the Prince George's County Courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**AUGUST 24, 2010
AT 1:20 P.M.**

all that property described in said Deed of Trust as follows:

Lots numbered One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), and Eight (8) and Outlot lettered A in the subdivision known as GREENBELT FOREST, as per plat there of recorded among The Land Records of Prince George's County, Maryland, in Plat Book REP 197 at Plat No. 65, being located in the 14th Election District of said County, and

The property consists of unimproved lots and Outlot lettered A. The property is being sold in "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty as to the description of the improvements, if any.

TERMS OF SALE: A deposit of \$ 50,000.00 in the form of cash, certified check, or in any other form suitable to the Substitute Trustee, in his sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 7.50% per annum from the date of sale to the date of settlement must be paid within ten days after final ratification of the sale. In the event settlement or ratification is delayed for any reason and the property is purchased by someone other than the noteholder, there shall be no abatement of interest caused by the delay. Time is of the essence for the purchaser; otherwise, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorney fees of \$1,250.00, plus costs, to the Trustee. Purchaser waives personal service of any paper filed in connection with such a Motion to Forfeit Deposit and Resell the property on himself and /or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of sale. In addition the defaulting purchaser will be liable for any loss incurred by the noteholder because of the default, including all costs and expenses of resale, any deficiency in the purchase price on resale, reasonable attorney fees, and other charges due and incidental and consequential damages, and shall not be entitled to any surplus proceeds or profits resulting from any resale. If the Substitute Trustee is unable to convey good and marketable title, or the sale is set aside for any reason the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustee. Purchaser agrees to pay \$275.00 to Seller's attorney for review of the settlement documents. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. The property will be sold in an "AS IS" condition without either express or implied warranty or representation, including, but not limited to, the description, fitness for a particular purpose/use, integrity, physical condition, merchantability, degree of completion of any construction, status of permits, or other similar matters.

JEROME A. KUTA
Substitute Trustee

Harvey West Auctioneers, LLC
300 E. Joppa Rd., Ste. 1103
Baltimore, MD 21286

98925 (8-5,8-12,8-19)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

**Improved by premises known as
1805 Lebanon Street, Hyattsville, Maryland 20783**

By virtue of the power and authority contained in a Deed of Trust from Jose S Reyes, dated March 17, 2006, and recorded in Liber 24679 at folio 268 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**AUGUST 20, 2010
AT 12:18 PM**

all that property described in said Deed of Trust as follows:

LOT NUMBERED FIFTEEN (15) IN BLOCK LETTERED "R" AS SHOWN ON THE PLAT OF SUBDIVISION ENTITLED "LANGLEY PARK".

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$37,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,
ERIN M. BRADY, STEPHANIE H. HURLEY,
AND AARON D. NEAL
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

98897 (8-5,8-12,8-19)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

**Improved by premises known as
14600 Dervish Court, Mitchellville, Maryland 20721**

By virtue of the power and authority contained in a Deed of Trust from Igboanuzuo Ndidi Rosita Njaka, dated August 30, 2007, and recorded in Liber 28648 at folio 584 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**AUGUST 27, 2010
AT 12:24 PM**

all that property described in said Deed of Trust as follows:

LOT 1, IN BLOCK F, IN THE SUBDIVISION KNOWN AS, " PLAT FIVE, TALL OAKS ESTATES."

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$75,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,
STEPHANIE H. HURLEY, ERIN M. BRADY
AND AARON D. NEAL

Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

99017 (8-12,8-19,8-26)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

**Improved by premises known as
1219 Port Echo Lane, Bowie, Maryland 20716**

By virtue of the power and authority contained in a Deed of Trust from Marichu Concepcion, dated July 22, 2009, and recorded in Liber 30857 at folio 077 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**AUGUST 20, 2010
AT 12:27 PM**

all that property described in said Deed of Trust as follows:

LOT NUMBERED NINETEEN (19) IN BLOCK NUMBERED THIRTEEN (13) IN A SUBDIVISION KNOWN AS "POINTER RIDGE AT COLLINGTON, SECTION 5".

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$29,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,
ERIN M. BRADY, STEPHANIE H. HURLEY,
AND AARON D. NEAL

Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

98898 (8-5,8-12,8-19)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

**Improved by premises known as
15701 Atlantis Drive, Bowie, Maryland 20716**

By virtue of the power and authority contained in a Deed of Trust from Beverlie Burke, dated November 21, 2006, and recorded in Liber 26711 at folio 530 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**AUGUST 20, 2010
AT 12:09 PM**

all that property described in said Deed of Trust as follows:

LOT NO. 11, BLOCK P, AS SHOWN ON THE PLAT ENTITLED, PLAT 36 MITCHELLVILLE EAST.

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$47,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,
STEPHANIE H. HURLEY AND AARON D. NEAL
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

98901 (8-5,8-12,8-19)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

**Improved by premises known as
102 College Station Drive, Upper Marlboro, Maryland 20774**

By virtue of the power and authority contained in a Deed of Trust from Waleligne K Desta and Tsehay M Shikur, dated June 28, 2006, and recorded in Liber 26145 at folio 094 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**AUGUST 20, 2010
AT 12:30 PM**

all that property described in said Deed of Trust as follows:

BEING KNOWN AND DESIGNATED AS LOT NUMBERED FIFTY-NINE (59) IN THE SUBDIVISION KNOWN AS "PLAT ONE, COLLEGE STATION".

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,
ERIN M. BRADY, STEPHANIE H. HURLEY,
AND AARON D. NEAL

Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

98899 (8-5,8-12,8-19)

THE PRINCE GEORGE'S POST
CALL 301-627-0900 FAX 301-627-6260

LEGALS

NOTICE

JEREMY K. FISHMAN
 SAMUEL D. WILLIAMOWSKY
 ERICA T. DAVIS
 401 North Washington Street
 Suite 550
 Rockville, Maryland 20850
 Substitute Trustees
 vs.
 STANLEY L. GROSS
 10402 Beacon Ridge Drive, Unit 102
 Mitchellville, MD 20721-2943

and

PAMELA G. GROSS
 10402 Beacon Ridge Drive, Unit 102
 Mitchellville, MD 20721-2943
 Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 09-29703

Notice is hereby given this 2nd day of August, 2010, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 10402 Beacon Ridge Drive, Unit 102, Mitchellville, MD 20721-2943, made and represented by JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY and ERICA T. DAVIS, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 2nd day of September, 2010, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 2nd day of September, 2010, next.

The Report of Sale states the amount of sale to be Seventy Five Thousand, Two Hundred and 00/100 Dollars (\$75,200.00).

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 98952 (8-5,8-12,8-19)

NOTICE

Edward S. Cohn
 Stephen N. Goldberg
 Richard E. Solomon
 Richard J. Rogers
 600 Baltimore Avenue, Suite 208
 Towson, MD 21204
 Substitute Trustees,
 Plaintiffs

v.
 Courtney A. Bennett
 13800 Farnsworth Lane, Unit #5406
 Storage Unit No. 5-30 & Garage No. 5-1
 Upper Marlboro, MD 20772
 Defendant

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 09-38823

Notice is hereby given this 27th day of July, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 27th day of August, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 27th day of August, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$106,797.50. The property sold herein is known as 13800 Farnsworth Lane, Unit # 5406, Storage Unit No. 5-30 & Garage No. 5-1, Upper Marlboro, MD 20772.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 98890 (8-5,8-12,8-19)

NOTICE OF PUBLICATION

Melanie P. Larrick
 v.

Kevin A. Hooker, et al.

In the Circuit Court for Prince George’s County, Maryland
Case No. CAL 08-18701

To: Kevin A. Hooker
 11256 Westport Drive
 Bowie, MD 20729

You are hereby summoned to file a written response by pleading or motion, within 30 days from publication of this notice upon you, in this court, to the Complaint filed by:

Melanie P. Larrick
 208 Ashdale Drive
 Fuquay Varina, NC 27526

This notice will be published once a week in each of three (3) successive weeks in the Prince George’s Post, a newspaper of general circulation published in Prince George’s County, Maryland.

FAILURE TO FILE A RESPONSE WITHIN THE TIME ALLOWED MAY RESULT IN JUDGMENT BY DEFAULT TO THE GRANTING OF THE RELIEF SOUGHT AGAINST YOU.

Personal attendance in court on the day named is NOT required.

WITNESS the Honorable
 William D. Missouri, Chief Judge
 Date Issued: July 27, 2010

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, MD

Stanley H. Katz, Esq.
 Saiontz & Kirk, P.A.
 3 South Frederick Street
 Suite 900
 Baltimore, MD 21202
 410-539-6339

True Copy—Test:
 Peggy Magee, Clerk
 98892 (8-5,8-12,8-19)

THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND

P.O. Box 1729
 Upper Marlboro, Maryland 20773

In The Estate Of:

KENNO CARLOS
Estate No.: 85030

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by Alfred J. Szczerbicki for Judicial Probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD on September 16, 2010 at 9:30 AM.

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY
 CERETA A. LEE
 P.O. Box 1729
 UPPER MARLBORO, MD. 20773

99011 (8-12,8-19)

NOTICE OF APPOINTMENT
 NOTICE TO CREDITORS
 NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
HUBBARD WHITE JR

Notice is given that Ellie Sanes, whose address is 6308 Martins Terr., Lanham, MD 20706 was on July 23, 2010 appointed personal representative of the estate of Hubbard White Jr., who died on June 12, 2010 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 23rd day of January, 2011.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent’s death, except if the decedent died before October 1, 1992, nine months from the date of the decedent’s death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

ELLIE SANES
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20772
 Estate No. 85049
 98943 (8-5,8-12,8-19)

ORDER OF PUBLICATION

PLYMOUTH PARK TAX SERVICES, LLC
 c/o James F. Truitt, Jr.
 20 East Timonium Road, Ste. 106
 Timonium, Maryland 21093
 Plaintiff

v.

Household Finance Corporation, III
 Taro Gehani

7901 SURRATTS RD

and

Prince George’s County, Office of Treasurer

and

Prince George’s County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George’s described on the Tax Rolls Prince George’s County Collector of State and County Taxes for said County known as:

7901 Surratts Road, Clinton, MD 20735, Ninth (9th) Election District, described as follows:
 All that lot of land and imps. 6.0000 Acres and Imps.

In the Circuit Court for Prince George’s County, Maryland
CAE 10-21549

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 7901 Surratts Road, Clinton, MD 20735 in the County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 6.0000 Acres and Imps.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 27th day of July, 2010, by the Circuit Court for Prince George’s County, Ordered,

That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of August, 2010, and redeem the property 7901 Surratts Road, Clinton, MD 20735 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff’s title, free and clear of all encumbrances.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Maryland

True Copy—Test:
 Peggy Magee, Clerk
 98910 (8-5,8-12,8-19)

ORDER OF PUBLICATION

PLYMOUTH PARK TAX SERVICES, LLC
 c/o James F. Truitt, Jr.
 20 East Timonium Road, Ste. 106
 Timonium, Maryland 21093
 Plaintiff

v.

Sabrina Edmonds
 John S. Burson, Trustee
 Wells Fargo Home Mortgage, Inc.
 Richard T. Cregger, Trustee
 WMC Mortgage Corp.
 Mortgage Electronic Registration Systems (“MERS”)

Household Finance Corporation III
 Edward S. Cohn, Substitute Trustee
 Stephen N. Goldberg, Substitute Trustee

7915 WOODYARD RD

and

Prince George’s County, Office of Treasurer

and

Prince George’s County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George’s described on the Tax Rolls Prince George’s County Collector of State and County Taxes for said County known as:

7915 Woodyard Road, Clinton, Maryland 20735, Ninth (9th) Election District, described as follows:
 All that lot of land and imps. 20,000.0000 Sq. Ft. & Imps. Belle Fonte- Lot 2.

In the Circuit Court for Prince George’s County, Maryland
CAE 10-21544

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 7915 Woodyard Road, Clinton, Maryland 20735 in the County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 20,000.0000 Sq. Ft. & Imps. Belle Fonte- Lot 2.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 27th day of July, 2010, by the Circuit Court for Prince George’s County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of August, 2010, and redeem the property 7915 Woodyard Road, Clinton, Maryland 20735 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff’s title, free and clear of all encumbrances.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Maryland

True Copy—Test:
 Peggy Magee, Clerk
 98909 (8-5,8-12,8-19)

ORDER OF PUBLICATION

PLYMOUTH PARK TAX SERVICES, LLC
 c/o James F. Truitt, Jr.
 20 East Timonium Road, Ste. 106
 Timonium, Maryland 21093
 Plaintiff

v.

Nathan Carter
 Nathan Carter
 Nathan Carter
 Adam Magazine, Trustee
 Bruce Magazine, Trustee
 S.F.C. II, LLC

9900 DALE DR

and

Prince George’s County, Office of Treasurer

and

Prince George’s County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and

premises situate, lying and being in the County of Prince George’s described on the Tax Rolls Prince George’s County Collector of State and County Taxes for said County known as:

9900 Dale Drive, Upper Marlboro, MD 20772, Eleventh (11th) Election District, described as follows:
 All that lot of land and imps. 10,039.0000 Sq. Ft. & Imps.
 Hollaway Estates Lot 10 Blk 16.

In the Circuit Court for Prince George’s County, Maryland
CAE 10-21543

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 9900 Dale Drive, Upper Marlboro, MD 20772 in the County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 10,039.0000 Sq. Ft. & Imps.
 Hollaway Estates Lot 10 Blk 16.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 27th day of July, 2010, by the Circuit Court for Prince George’s County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of August, 2010, and redeem the property 9900 Dale Drive, Upper Marlboro, MD 20772 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff’s title, free and clear of all encumbrances.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Maryland

True Copy—Test:
 Peggy Magee, Clerk
 98908 (8-5,8-12,8-19)

THE PRINCE GEORGE’S POST
Call 301-627-0900
Fax 301-627-6260

NOTICE

Edward S. Cohn
 Stephen N. Goldberg
 Richard E. Solomon
 Richard J. Rogers
 600 Baltimore Avenue, Suite 208
 Towson, MD 21204
 Substitute Trustees,
 Plaintiffs

v.

Epifanio Garcia
 6000 Mustang Drive
 Riverdale, MD 20737

Defendant

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-14023

Notice is hereby given this 2nd day of August, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 2nd day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$317,641.36. The property sold herein is known as 6000 Mustang Drive, Riverdale, MD 20737.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.
 True Copy—Test:
 Peggy Magee, Clerk
 98958 (8-5,8-12,8-19)

NOTICE

Edward S. Cohn
 Stephen N. Goldberg
 Richard E. Solomon
 Richard J. Rogers
 600 Baltimore Avenue, Suite 208
 Towson, MD 21204
 Substitute Trustees,
 Plaintiffs

v.

Lucilla Moncada aka Lucila O. Moncada
 1529 Nova Avenue
 Capitol Heights, MD 20743
 Defendant

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-09439

Notice is hereby given this 2nd day of August, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 2nd day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$141,820.57. The property sold herein is known as 1529 Nova Avenue, Capitol Heights, MD 20743.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.

True Copy—Test:
 Peggy Magee, Clerk
 98955 (8-5,8-12,8-19)

LEGALS

NOTICE

Edward S. Cohn
 Stephen N. Goldberg
 Richard E. Solomon
 Richard J. Rogers
 600 Baltimore Avenue, Suite 208
 Towson, MD 21204
 Substitute Trustees,
 Plaintiffs

v.

Elvi D. Villeda Cruz
 Nely Y. Quinteros
 7503 Woodbine Drive
 Laurel, MD 20707
 Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 09-23068

Notice is hereby given this 2nd day of August, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 2nd day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$120,000.00. The property sold herein is known as 7503 Woodbine Drive, Laurel, MD 20707.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.

True Copy—Test:
 Peggy Magee, Clerk
 98951 (8-5,8-12,8-19)

NOTICE

Edward S. Cohn
 Stephen N. Goldberg
 Richard E. Solomon
 Richard J. Rogers
 600 Baltimore Avenue, Suite 208
 Towson, MD 21204
 Substitute Trustees,
 Plaintiffs

v.

Larry A. Browne
 Jeanette Hall, Special
 Administrator of the Estate of
 Larry A. Browne
 7922 Piedmont Avenue
 Glenarden, MD 20706
 Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-05620

Notice is hereby given this 6th day of August, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 7th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$309,395.15. The property sold herein is known as 7922 Piedmont Avenue, Glenarden, MD 20706.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.

True Copy—Test:
 Peggy Magee, Clerk
 99001 (8-12,8-19,8-26)

NOTICE

Edward S. Cohn
 Stephen N. Goldberg
 Richard E. Solomon
 Richard J. Rogers
 600 Baltimore Avenue, Suite 208
 Towson, MD 21204
 Substitute Trustees,
 Plaintiffs

v.

Alfredo Aguilar
 3012 Silver Lake Court
 Hyattsville, MD 20783
 Defendant

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-11306

Notice is hereby given this 2nd day of August, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 2nd day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$403,704.57. The property sold herein is known as 3012 Silver Lake Court, Hyattsville, MD 20783.

PEGGY MAGEE
 Clerk of the Circuit Court for Prince George’s County, Md.

True Copy—Test:
 Peggy Magee, Clerk
 98956 (8-5,8-12,8-19)

PUBLIC HEARING NOTICE

PROPOSED PERMANENT CLOSURE A PORTION OF DREXEL STREET IN THE TOWN OF UNIVERSITY CITY

The Department of Public Works and Transportation has received a request to permanently close a portion of Drexel Street from 40 feet south of its intersection with Guilford Road to the dead end.

A public hearing has been scheduled for 9:00 a.m., Thursday August 26, 2010, to be held at 9400 Peppercorn Place, Suite 410, Largo, Maryland 20774. Comments may be presented at the Public Hearing, or may be addressed in writing to the Associate Director, Office of Engineering, Department of Public Works and Transportation, Prince George’s County, 9400 Peppercorn Place, Suite 420, Largo, Maryland 20774. Written comments should be received no later than September 26, 2010.

Information on this proceeding may be obtained from the Office of Engineering at the above address or by calling 301-883-5710.

98903 (8-5,8-12,8-19)

NOTICE

Edward S. Cohn
 Stephen N

LEGALS

McCabe, Weisberg & Conway, LLC
 8101 Sandy Spring Road, Suite 302
 Laurel, Maryland 20707
 301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

Improved by premises known as
 4920 Megan Drive, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Cecelia G Savoy and Stephanie Martin, dated January 7, 2009, and recorded in Liber 30359 at folio 374 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

AUGUST 27, 2010
 AT 12:27 PM

all that property described in said Deed of Trust as follows:

LOT (73) IN THE SUBDIVISION KNOWN AS "PLAT THREE, SECTION 3, PINE TREE".

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$37,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,
 ERIN M. BRADY, STEPHANIE H. HURLEY,
 AND AARON D. NEAL

Substitute Trustees, by virtue of an instrument recorded
 in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

99018 (8-12,8-19,8-26)

LEGALS

McCabe, Weisberg & Conway, LLC
 8101 Sandy Spring Road, Suite 302
 Laurel, Maryland 20707
 301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

Improved by premises known as
 409 71st Avenue, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Fidel Bonilla and Jose R Bonilla, dated October 30, 2006, and recorded in Liber 29838 at folio 448 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

AUGUST 27, 2010
 AT 12:39 PM

all that property described in said Deed of Trust as follows:

LOT NUMBERED TEN (10), IN BLOCK LETTERED "A", IN THE SUBDIVISION KNOWN AS "PLAT 2, PLEASANT VALLEY".

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,
 STEPHANIE H. HURLEY, AND AARON D. NEAL

Substitute Trustees, by virtue of an instrument recorded
 in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

99021 (8-12,8-19,8-26)

LEGALS

McCabe, Weisberg & Conway, LLC
 8101 Sandy Spring Road, Suite 302
 Laurel, Maryland 20707
 301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

Improved by premises known as
 15721 Cheswicke Lane, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Gary A Stroud and Terry L Stroud, dated July 21, 2006, and recorded in Liber 25949 at folio 116 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

AUGUST 27, 2010
 AT 12:33 PM

all that property described in said Deed of Trust as follows:

BEING KNOWN AND DESIGNATED AS LOT TWENTY-NINE (29), AS SHOWN ON A PLAT ENTITLED, "PLAT TEN MANSFIELD, SECTION TWO."

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$57,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,
 STEPHANIE H. HURLEY, ERIN M. BRADY
 AND AARON D. NEAL

Substitute Trustees, by virtue of an instrument recorded
 in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

98933 (8-12,8-19,8-26)

LEGALS

McCabe, Weisberg & Conway, LLC
 8101 Sandy Spring Road, Suite 302
 Laurel, Maryland 20707
 301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

Improved by premises known as
 8669 Greenbelt Road, Unit 102, Greenbelt, Maryland 20770

By virtue of the power and authority contained in a Deed of Trust from Jonathan Soriano, dated March 22, 2006, and recorded in Liber 24930 at folio 442 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

AUGUST 27, 2010
 AT 12:42 PM

all that property described in said Deed of Trust as follows:

CONDOMINIUM UNIT NUMBERED 8669 UNIT 102 IN A CONDOMINIUM KNOWN AS, "CHELSEA WOODS COURT CONDOMINIUM"

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,
 STEPHANIE H. HURLEY, AND AARON D. NEAL

Substitute Trustees, by virtue of an instrument recorded
 in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

99022 (8-12,8-19,8-26)

LEGALS

McCabe, Weisberg & Conway, LLC
 8101 Sandy Spring Road, Suite 302
 Laurel, Maryland 20707
 301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

Improved by premises known as
 1719 Quarter Avenue, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Genise W Cameron, dated July 18, 2006, and recorded in Liber 25664 re-recorded in 28445 at folio 766 re-recorded in 545 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

AUGUST 27, 2010
 AT 12:45 PM

all that property described in said Deed of Trust as follows:

LOCATED IN THE COUNTY OF PRINCE GEORGE'S, STATE OF MARYLAND, LOT NUMBERED TWENTY-FOUR (24), TWENTY-FIVE (25) AND TWENTY-SIX (26), IN THE BLOCK NUMBERED NINE (9), IN THE SUBDIVISION KNOWN AS "SPAULDING HEIGHTS".

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,
 ERIN M. BRADY, STEPHANIE H. HURLEY,
 AND AARON D. NEAL

Substitute Trustees, by virtue of an instrument recorded
 in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

99023 (8-12,8-19,8-26)

LEGALS

McCabe, Weisberg & Conway, LLC
 8101 Sandy Spring Road, Suite 302
 Laurel, Maryland 20707
 301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
 IMPROVED REAL ESTATE

Improved by premises known as
 3529 Madison Street, Hyattsville, Maryland 20782

By virtue of the power and authority contained in a Deed of Trust from Agustin Perez, dated April 10, 2007, and recorded in Liber 27842 at folio 160 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

AUGUST 27, 2010
 AT 12:36 PM

all that property described in said Deed of Trust as follows:

LOT NUMBERED NINE (9) IN BLOCK LETTERED "A" IN THE SUBDIVISION KNOWN AS "WOOD MANOR".

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$31,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,
 STEPHANIE H. HURLEY, ERIN M. BRADY,
 AND AARON D. NEAL

Substitute Trustees, by virtue of an instrument recorded
 in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

99020 (8-12,8-19,8-26)

THE PRINCE GEORGE'S POST

Call 301-627-0900

Fax 301-627-6260

LEGALS

SHANER & HELF, LLC
4920 Elm Street, Suite 200
Bethesda, Maryland 20814
(301) 913-9306

SUBSTITUTE TRUSTEES’ SALE OF
UNIMPROVED REAL PROPERTY

Located at 4710 Branchville Road, College Park, Md. 20740

Under and by virtue of the power of sale contained in that certain Purchase Money Deed of Trust, Security Agreement and Assignment of Rents, Leases and Contracts made by PDC-Campfire, Inc., a Maryland corporation, securing the repayment of an original principal amount of \$632,250.00, dated May 11, 2003 and recorded among the land records of Prince George’s County, Maryland (“Land Records”) in Liber 17469, folio 001, as amended by (i) that certain Amended and Restated Purchase Money Deed of Trust, Security Agreement and Assignment of Rents, Leases and Contracts, increasing the amount of the secured principal indebtedness to \$722,000.00, dated September 30, 2003 and recorded among the Land Records in Liber 18179, folio 663, (ii) that certain First Supplemental Deed of Trust securing the grant of additional collateral, dated February 11, 2004 and recorded among the Land Records in Liber 19062, folio 226, (iii) that certain Second Supplemental Deed of Trust, increasing the amount of the secured principal indebtedness to \$1,112,000.00, dated February 16, 2005 and recorded among the Land Records in Liber 21599, folio 194, and (iv) that certain Third Supplemental Deed of Trust, increasing the amount of the secured principal indebtedness to \$1,500,000.00, dated June 21, 2007 and recorded among the Land Records in Liber 28235, folio 347, and pursuant to that certain Deed of Appointment (Substitution of Trustees) dated as of August 22, 2008 and recorded among the Land Records in Liber 30050, folio 205, default having occurred under the terms of the Deed of Trust and at the request of the beneficiary under the Deed of Trust (“Beneficiary”), the undersigned Substitute Trustees (collectively, the “Trustee”) will offer at public auction (“Auction”), **on Friday, September 3, 2010, at 11:00 a.m.**, in front of the Circuit Court for Prince George’s County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 (specifically at the entrance of the parking garage, immediately next to the Bourne Wing/Commissioner’s entrance), (A) all that certain fee simple land situated and lying in Prince George’s County, Maryland, commonly known as Lot 25, in the subdivision known as Branchville, as described in that certain Plat of Subdivision recorded in Plat Book PM 226, at Plat 7 among the Land Records, with a street address of **4710 Branchville Road, College Park, Md. 20740** and a tax identification number of 21-3947652, constituting a re-subdivision of certain of the real property originally encumbered by and described in the Deed of Trust (“Real Property”), and (B) all of the Beneficiary’s and/or Trustee’s interest in that certain personal or other property encumbered by and defined as “Collateral” in the Deed of Trust (“Personalty”), which together with the Real Property will sometimes be referred to herein as the “Property”). Pursuant to Section 9-604(a)(2) of the Maryland Commercial Code, the Trustee is proceeding against both the Real Property and the Personalty in accordance with its rights and remedies in respect of the Real Property.

The terms and conditions upon which the Property shall be offered for sale, as set forth in this Notice, as amended or supplemented by any oral announcements made by the Trustee during the conduct of the Auction, constitute (i) the Trustee’s entire statement relative to the Property described herein and (i) the contract of sale between the Trustee, as seller, and the Purchaser (as defined herein).

The Trustee reserves the right to withdraw the Property at any time prior to the conclusion of the Auction. In the event the Trustee determines that any bid is not commensurate with the value of the Property, he may withdraw the Property from sale. The highest bidder acknowledged by the Trustee shall be the purchaser (“Purchaser”). In the event of any dispute among the bidders, the Trustee shall have the sole and final discretion either to determine the successful bidder or to then and there re-offer and resell the Property.

At the time and place of the Auction, the Trustee will require (except from the Beneficiary or its affiliates) a deposit of **\$60,000.00**, which deposit shall be in the form of a certified or cashier’s check made payable to the order of the Trustee (“Deposit”). The Trustee may, as a condition of the Auction, require all potential bidders, except the Beneficiary, to show their Deposit, or deliver same to the Trustee (to be held during the Auction) before any bidding begins. The Deposit of the Purchaser, which shall not accrue interest, will be applied toward payment of the purchase price at settlement on the Property. The balance of the purchase price payable by the Purchaser, plus interest at the Note rate of **ten and one-half percent (10.5%)** per annum from the date of the Auction through the date of settlement, shall be paid to the Trustee at settlement, by certified or cashier’s check, or in equivalent immediately available funds (except from the Beneficiary or its affiliates). Settlement shall occur within ten (10) days after final ratification of the sale by the Prince George’s County Circuit Court, at a location to be designated by the Trustee, unless extended thereafter in the sole discretion of the Trustee. Time is of the essence for the purchase.

In the event Purchaser fails to consummate the purchase as above provided, in addition to any other remedies available to the Trustee at law or in equity, (i) the Deposit may be forfeited at the option of the Trustee, and the Trustee may resell the Property, at the risk and cost of the Purchaser, and (ii) the defaulting Purchaser shall be liable for the payment of all costs, expenses and attorneys’ fees of both sales, plus any deficiency resulting from such subsequent sale and the cost of collecting same. The forfeited Deposit will be applied to such costs, expenses and deficiency. The defaulting Purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the Property.

Adjustment of all taxes, water charges, fuel, and all other utilities, if any, and all other public charges and assessments shall be adjusted and paid to the date of the Auction and assumed thereafter by the Purchaser.

All conveyancing charges, recording charges, title examination charges, state and local transfer taxes, recordation taxes, and all other costs incident to settlement, of whatsoever kind and amount, shall be paid by Purchaser.

The Property is being sold: (i) subject to any and all valid recorded and unrecorded liens, security interests, easements, rights-of-way, covenants, conditions, restrictions, matters and conditions noted on applicable record plats, and other valid encumbrances or rights to the extent any of the foregoing may lawfully apply to the Property or any part thereof and take priority over the lien of the Deed of Trust; (ii) without warranty as to the accuracy of the information furnished to and/or by the Trustee and made available to prospective bidders in this advertisement or otherwise; and (iii) subject to such other matters which the Trustee may announce prior to the sale. Additionally, the Property will be sold in “AS IS” condition without warranty of any kind, and subject to whatever an accurate survey or inspection (including an environmental audit) of the Property would disclose.

KEVIN B. MCPARLAND and DOUGLAS M. BREGMAN,
SUBSTITUTE TRUSTEES

99093(8-19,8-26,9-2)

COHN, GOLDBERG & DEUTSCH, L.L.C.
Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, MD 21204

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

3359 CHESTER GROVE, UNIT A
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Lawrence Robertson and Shirley A. Young-Robertson dated November 18, 2005 and recorded in Liber 23737, Folio 149 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$88,000.00, and an original interest rate of 6.750, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], **on AUGUST 31, 2010 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George’s County, MD and more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

Condominium Unit A, in Building 5, in the second addition to WESTPHALIA WOODS CONDOMINIUM PHASE III, of established pursuant to a Condominium Master Deed made by Grady

LEGALS

Development Corporation - Joseph T. Hunt, Joint Venture, dated September 20, 1972, and recorded September 21st, 1972, among the Land Records of Prince George’s County, Maryland, In Liber 4123 at folio 780, and pursuant to the Plat for Westphalia Woods Condominium described in said Master Deed, recorded among the Land Records of said County and stat in Condominium Plat Book No. WWW 79, at Plat numbered 48 through 69, inclusive,

AND futher described by Amendment No. 1 to the Master Deed to Westphalia Woods Condominium, said Amendment being dated November 16, 1972 and recorded November 22, 1972 in Liber 4152 at folio 941 and further, as per Plats thereof recorded in Condominium Plat book WWW 81 as Plats numbered 90 through 100, inclusive, and continuing in Condominium Plat Book WWW 82 as Plats numbered 1 through 10 inclusive, among the Land Records of Prince George’s County, Maryland, and further described by Amendment No. 2 to the Master Deed of Westphalia Woods Condominium, said Amendment being dated December 1, 1972 and recorded December 6, 1972 in Liber 4157 at folio 698 and futher, as per Plat thereof recorded in Condominium Plat Book WWW 82 as Plat numbered 29, among the Land Records of Prince George’s County, Maryland.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$10,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers’ attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney’s fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser’s sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
and Richard J. Rogers, Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

99059(8-12,8-19,8-26)

Law Offices
AXELSON, WILLIAMOWSKY,
BENDER & FISHMAN, P.C.
Attorneys and Counselors At Law
401 North Washington Street, Suite 550
Rockville, Maryland 20850
Telephone 301-738-7657
Telecopier 301-424-0124

SUBSTITUTE TRUSTEES’ SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
5822 Galloway Drive, Oxon Hill, MD 20745

By virtue of the power and authority contained in a Deed of Trust from SEARS T. MERCHANT and JIMMA L. MERCHANT, dated January 28, 2008 and recorded in Liber 29385 at Folio 012 among the land records of PRINCE GEORGE’S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George’s County Courthouse Complex, Upper Marlboro, Maryland on

**WEDNESDAY, SEPTEMBER 8, 2010
AT 3:10 P.M.**

all that property described in said Deed of Trust as follows:

Lot numbered six (6) in block lettered “S” in a subdivision known as Section 1, Birchwood City, as per plat thereof recorded in plat Book 27 at plat 71 among the Land Records of Prince George’s County, Maryland.

The improvements thereon being known as 5822 Galloway Drive.

BEING all that same property which, by Deed dated May 31, 2002, and recorded among the Land Records of the County of Prince George’s, State of Maryland, in Liber No. 15916, folio 396, was granted and conveyed by Sears T. Merchant unto Sears T. Merchant and Jimma L. Merchant.

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION".

TERMS OF SALE: A deposit of \$15,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. In the event settlement is delayed for any reason, there shall be no abatement of interest. The purchaser is responsible for any amount in excess of \$500.00 of outstanding water bills, if any, incurred prior to the date of sale. The Purchaser agrees to pay \$350.00 at settlement to the Seller’s Attorney for review of the settlement documents.

LEGALS

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
AND ERICA T. DAVIS
Substitute Trustees by virtue of Instrument recorded
among the land records of Prince George’s County, Maryland

AUCTIONEERS
Brenda J. DiMarco
14804 Main Street
Upper Marlboro, MD 20772
Tel: (301) 627-1002
Auctioneer’s Number # A00116

99147(8-19,8-26,9-2)

Law Offices
AXELSON, WILLIAMOWSKY,
BENDER & FISHMAN, P.C.
Attorneys and Counselors At Law
401 North Washington Street, Suite 550
Rockville, Maryland 20850
Telephone 301-738-7657
Telecopier 301-424-0124

SUBSTITUTE TRUSTEES’ SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
12901 Trumbull Drive, Upper Marlboro, MD 20772

By virtue of the power and authority contained in a Deed of Trust from PAUL D. HORNE, JR., dated April 10, 2006 and recorded in Liber 25159 at Folio 518 among the land records of PRINCE GEORGE’S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George’s County Courthouse Complex, Upper Marlboro, Maryland on

**WEDNESDAY, SEPTEMBER 8, 2010
AT 3:05 P.M.**

all that property described in said Deed of Trust as follows:

Lot numbered Thirty-Three (33) in Block numbered Thirty-One (31) in the subdivision known as "Section Four D, Brandywine Country", as per plat thereof recorded among the Land Records of Prince George’s County, Maryland in Plat Book WWW 77 Plat No. 74. Being in the 15th Election District. Tax Id. No. 1752385. Property Address: 12901 Trumbull Drive, Upper Marlboro, MD 20716.

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION".

TERMS OF SALE: A deposit of \$15,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. In the event settlement is delayed for any reason, there shall be no abatement of interest. The purchaser is responsible for any amount in excess of \$500.00 of outstanding water bills, if any, incurred prior to the date of sale. The Purchaser agrees to pay \$350.00 at settlement to the Seller’s Attorney for review of the settlement documents.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
AND ERICA T. DAVIS
Substitute Trustees by virtue of Instrument recorded
among the land records of Prince George’s County, Maryland

AUCTIONEERS
Brenda J. DiMarco
14804 Main Street
Upper Marlboro, MD 20772
Tel: (301) 627-1002
Auctioneer’s Number # A00116

99222(8-19,8-26,9-2)

LEGALS

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF
PRINCE GEORGE’S COUNTY, MARYLAND
NOTICE OF PUBLIC HEARING

TUESDAY, SEPTEMBER 7, 2010
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, September 7, 2010 the County Council of Prince George’s County, Maryland, will hold the following public hearing:

10:00 A.M.

CR-70-2010 – A RESOLUTION CONCERNING FY 2002-2011 TEN YEAR SOLID WASTE MANAGEMENT PLAN for the purpose of amending the Prince George’s County FY 2002-2011 Solid Waste Management Plan by adding the Brandywine Recycling Center located at 14167, 14169 and 14175 Brandywine Road, Brandywine, Maryland.

Those wishing to testify at this hearing and comment, or to receive copies are urged to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952-3600, TDD-(301) 925-5167. Free parking and shuttle bus service is available at the Prince George’s Equestrian Center parking lots.

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE’S COUNTY, MARYLAND
Thomas E. Dernoga, Chair

Attest: Redis C. Floyd
Clerk of the Council

99199(8-19,8-26)

LEGALS

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND
NOTICE OF PUBLIC HEARINGS

TUESDAY, SEPTEMBER 7, 2010
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

10:00 A.M.

Notice is hereby given that on Tuesday, September 7, 2010, the County Council of Prince George's County, Maryland, will hold the following public hearings:

CB-12-2010 – AN ACT CONCERNING THE ISSUANCE AND SALE OF GENERAL OBLIGATION BONDS for the purpose of authorizing and empowering Prince George's County, Maryland to issue and sell an amount not to exceed Nineteen Million, Six Hundred Seventy-Five Thousand Dollars (\$19,675,000) in aggregate principal amount of general obligation bonds with serial maturities including mandatory sinking fund installments in lieu of serial maturities, for the purpose of providing funds for financing in whole or part costs of the planning, construction, reconstruction, establishment, extension, enlargement, demolition, improvement or acquisition of certain capital projects set forth in the capital budget of the County for the fiscal year ending June 30, 2010, or usable portions thereof, including describing the capital projects to be financed in whole or in part from the proceeds of the bonds hereby authorized and the estimated costs and probable useful lives thereof; prescribing or providing for the procedures for the issuance and sale of such bonds at public sale; declaring the County's official intent to reimburse itself for certain expenditures paid before the issuance of the bonds authorized hereby in accordance with applicable Income tax regulations; authorizing the consolidation of such bonds with other bonds for purposes of such sale; showing compliance with the power of the County to incur indebtedness; directing the application of the proceeds of such bonds; pledging the full faith and credit and taxing power of the County to the payment of such bonds and providing for the levy and collection of taxes necessary for the payment of the principal of and interest on such bonds when due; . . .

CB-37-2010 - AN ACT CONCERNING VACANT RESIDENTIAL PROPERTY REGISTRATION AND MAINTENANCE INTERGOVERNMENTAL INFORMATION for the purpose of amending the registration provisions of vacant or unoccupied residential structures with the Department of Environmental Resources by authorizing information sharing with Prince George's County municipalities.

CB-40-2010 (DR-2) - AN ACT CONCERNING SECONDHAND AND PAWN DEALERS for the purpose of further clarifying the definition of tangible personal property and general regulations as it relates to the second hand dealer licensing.

CB-42-2010 (DR-2) - AN ACT CONCERNING NOTICE TO PURCHASERS OF REAL ESTATE OF CERTAIN LAND RECORDS for the purpose of amending the Consumer Protection laws of the County to require disclosure in residential real estate contracts of certain information in the land records maintained in the County of the subject property and to provide provisions for the failure to provide the required notice.

CB-46-2010 (DR-2) – AN ORDINANCE CONCERNING COMMERCIAL USES for the purpose of amending the definitions, requirements, and enforcement procedures for certain commercial uses.

CB-58-2010 (DR-2) - AN ACT CONCERNING THE PRINCE GEORGE'S COUNTY ARTS AND HUMANITIES COUNCIL for the purpose of codifying, renaming, and expanding the duties of the Prince George's Arts Council.

CR-66-2010 - A RESOLUTION CONCERNING PUBLIC FACILITIES FINANCING AND IMPLEMENTATION PROGRAM DISTRICT – WESTPHALIA CENTER for the purpose of designating a contiguous area within Prince George's County, Maryland, as a "PFFIP District" such development district to be located in an unincorporated area of the County known as Westphalia, Maryland, and to be known as "The Westphalia PFFIP District".

Those wishing to testify at these hearings and comment, or to receive copies are urged to telephone the office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952-3600, TDD-(301) 925-5167. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Thomas E. Dernoga, Chair

Attest: Redis C. Floyd
Clerk of the Council

99200 (8-19,8-26)

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND	IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
IN THE MATTER OF THE PETITION OF APPOINTMENT OF A GUARDIAN OF A MINOR CHILD	IN THE MATTER OF THE PETITION OF APPOINTMENT OF A GUARDIAN OF A MINOR CHILD

Case No: CAE10-13955	Case No: CAE10-16619
<u>ORDER OF PUBLICATION</u>	<u>ORDER OF PUBLICATION</u>

This is to give notice that on the 29th day of April, 2010, a Petition for Guardianship of a Minor Child was filed in the Circuit Court for Prince George's County, Maryland, by Janice W. Flannagan, Petitioner, against Erin Flannagan, birth mother, and Unknown birth father. The birth mother, Erin Flannagan, last known address is 11710-101 Coppergate Drive, Raleigh, NC 27614, and the last known address of the birth father is unknown and his whereabouts are unknown. The petition alleges that the birth father's whereabouts are currently unknown and that they have made attempts to locate the birth father and have been unsuccessful. The petition further alleges that Petitioner is a resident of Prince George's County, and has been so for more than one year.

The relief prayed in the petition CAE10-13955, Guardianship of Minor Child, is that she be granted Guardianship of the Minor Child and any other relief deemed just and proper by the Court.

Whereupon, it is Ordered by the Circuit Court for Prince George's County, this 16th day of August, 2010, that the Petitioner cause a copy of the order to be inserted in a newspaper published in Prince George's County, once a week in each of three successive weeks, by the 16th day of September, 2010, giving notice to the Unknown Birth Father, the object and substance of the Petition and warning him to show cause, if any there may be, on or before the 20th day of September, 2010 why the relief requested should not be granted.

PEGGY MAGEE CLERK	PEGGY MAGEE CLERK
99133 (8-19,8-26,9-2)	99134 (8-19,8-26,9-2)

LEGALS

NOTICE TO CONTRACTORS

1. Sealed Proposals, addressed to the **Prince George's County Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774**, for Trip Hazard Repairs and Underdrain Construction at Various Locations Contract Number 854-H (D), will be received until September 17, 2010, at 10:00 AM local pre-vailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Project Management. A non-refundable fee of Seventy-five Dollars (\$75.00) will be charged for the purchase of the contract documents, which are available for review on August 23, 2010, in the Department of Public Works and Transportation, Office of Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.

2. The estimated value of the Contract is classified with the letter designation "D" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. The approximate quantities for major items of work involved are as follows:

QUANTITY	UNIT	DESCRIPTION
12,000	LF	Perforated PVC Schedule 40 Underdrain
12,000	LF	Solid PVC Schedule 40 Underdrain
2,500	LF	Remove and Replace Existing Concrete Curb and Gutter
2,500	LF	Furnish and Install New Concrete Curb and Gutter
50,000	SF	Remove and Replace Existing Concrete Sidewalk
30,000	SF	Furnish and Install New Concrete Sidewalk
65	EA	Tree Removals – various Sizes
200	EA	Plant New Trees – Various Types

3. Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked "Trip Hazard Repairs and Underdrain Construction at Various Locations Contract No. 854-H (D)."

4. A pre-bidding information session for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details will be conducted on September 3, 2010, at 11:00 AM local pre-vailing time, at the Department of Public Works and Transportation, Office of Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774.

By Authority Of,
JACK JOHNSON
County Executive
Prince George's County, Maryland

99197 (8-19,8-26,9-2)

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND
NOTICE OF PUBLIC HEARING

TUESDAY, SEPTEMBER 7, 2010
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

10:00 A.M.

Notice is hereby given that on Tuesday, September 7, 2010 the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-72-2010 A RESOLUTION CONCERNING HOUSING AND COMMUNITY DEVELOPMENT ANNUAL ACTION PLAN: FY 2011 for the purpose of approving the reprogramming \$1,300,000 in HOME Investment Partnership funds ("HOME") from the FY 2004, FY 2005, FY 2006, FY 2008, and FY 2009 Annual Action Plans to the FY 2011 Annual Action Plan for the Rainier Manor project.

Those wishing to testify at this hearing and comment, or to receive copies are urged to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952-3600, TDD-(301) 925-5167. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Thomas E. Dernoga, Chair

Attest: Redis C. Floyd
Clerk of the Council

99198 (8-19,8-26)

ADVERTISEMENT

Prince George's County, Maryland Is Committed To Delivering Excellence In Government Services To Its Citizens. The County Is Seeking Bids Or Proposals From Businesses Who Share In A "Total Quality" Commitment In The Provision Of Services To Their Customers.

Sealed Bids And/Or Proposals Will Be Received In The Prince George's County Office Of Central Services Until The Date And Local Time Indicated For The Following Solicitations.

Bid/Proposal Number	Description	Bid Opening/ Closing Date & Time	Plan/Spec. Deposit/Cost
S10-001	Dental Insurance "EXTENDED"	Pre-Bid Conference: Occurred Closes: 8/20/10 @ 3:00 p.m.	\$5.50
S10-057	Unemployment Insurance Claims Management and Employment Income Verification Services "EXTENDED"	Pre-Bid Conference: Occurred Closes: 8/31/10 @ 3:00 p.m.	\$5.50

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

Solicitations identified with an asterisk (*) are reserved for Minority vendors, certified by Prince George's County, under authority of CB-1-1992. Double asterisk (**) solicitations contain a provision for subcontracting with Minority vendors certified by Prince George's County.

The County reserves the right to reject any or all bids or proposals in the best interest of the County.

Bidding documents containing instructions to bidders and specifications (excluding construction documents) may be reviewed and/or downloaded through the County's website www.princegeorgescountymd.gov. Documents may also be obtained from the Prince George's County Office of Central Services, Contract Administration and Procurement Division, 1400 McCormick Drive, Room 200, Largo, Maryland 20774, (301) 883-6400 or TDD (301) 925-5167 upon payment of a non-refundable fee, by Check or Money Order only, made payable to Prince George's County Government. Special ADA accommodations may be made by writing or calling the same office. For information on the latest bid/proposal solicitations call the Bid Hotline (301) 883-6128.

—By Authority Of—
JACK B. JOHNSON
County Executive

99127 (8-19)

LEGALS

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Wayne J. Seward
3804 26th Avenue Unit #15
Temple Hills, MD 20748

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-15897**

Notice is hereby given this 16th day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 16th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$139,261.77. The property sold herein is known as 3804 26th Avenue Unit #15, Temple Hills, MD 20748.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99107 (8-19,8-26,9-2)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Bennie Atkinson, Jr.
Jean Atkinson
10416 Inez Place
Clinton, MD 20735

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-06036**

Notice is hereby given this 16th day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 16th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$424,618.27. The property sold herein is known as 10416 Inez Place, Clinton, MD 20735.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99136 (8-19,8-26,9-2)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Carrie Carpenter (deceased), aka Carrie Crystal Carpenter Taren K. Parrilla Special Administrator of the Estate of Carrie Carpenter
3504 Mase Lane
Bowie, MD 20715

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-08040**

Notice is hereby given this 16th day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 16th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$344,309.48. The property sold herein is known as 3504 Mase Lane, Bowie, MD 20715.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99138 (8-19,8-26,9-2)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Alice Rawlings
2209 Anvil Lane
Temple Hills, MD 20748

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-12212**

Notice is hereby given this 12th day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 13th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$227,500.00. The property sold herein is known as 2209 Anvil Lane, Temple Hills, MD 20748.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99126 (8-19,8-26,9-2)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Glen A. Reynoso
Clandestine Properties LLC
8415 Locust Grove Drive
Laurel, MD 20707

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-02560**

Notice is hereby given this 16th day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 16th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$382,077.92. The property sold herein is known as 8415 Locust Grove Drive, Laurel, MD 20707.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99137 (8-19,8-26,9-2)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Ayuba A. Oladipo
3602 Ladova Way
Springdale, MD 20774

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-12972**

Notice is hereby given this 16th day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 16th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$354,548.75. The property sold herein is known as 3602 Ladova Way, Springdale, MD 20774.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99139 (8-19,8-26,9-2)

NOTICE

IN THE MATTER OF:
Alexandria Patricia Kimberly Fredericks

FOR THE CHANGE OF
NAME TO:
Alexandria Patricia Kristine Fredericks

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-19129**

A Petition has been filed to change the name of Alexandria Patricia Kimberly Fredericks to Alexandria Patricia Kristine Fredericks.

The latest day by which an objection to the Petition may be filed is September 14, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George's County, Maryland

99129 (8-19)

**SUBSCRIBE
TO
THE PRINCE
GEORGE'S POST
NEWSPAPER**

**CALL 301-627-0900
OR
FAX 301-627-6260**

LEGALS

Jason A. Deloach
11414 Livingston Road
Fort Washington, MD 20744
301-292-3300

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELLA MAY RUIZ

Notice is given that Angela R. Lynch, whose address is 3716 Lumar Drive, Ft. Washington, MD 20744 was on July 21, 2010 appointed personal representative of the estate of Ella May Ruiz who died on June 6, 2010 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of January, 2011.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

ANGELA R. LYNCH
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20772

99009 Estate No. 85141
(8-12,8-19,8-26)

ORDER OF PUBLICATION

PLYMOUTH PARK TAX SERVICES, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 106
Timonium, Maryland 21093

Kathleen A. Moore
Kayak Manufacturing Corporation

6721 HAMILTON ST
and

Prince George's County, Office of Treasurer

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

6721 Hamilton Street, Riverdale, MD 20737, Second (2nd) Election District, described as follows:
All that lot of land and imps. 15,726.0000 Sq. Ft. & Imps. Beacon Heights Lot 17, Blk B

**In the Circuit Court for
Prince George's County,
Maryland
CAE 10-23039**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 6721 Hamilton Street, Riverdale, MD 20737 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 15,726.0000 Sq. Ft. & Imps. Beacon Heights Lot 17, Blk B

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 27th day of July, 2010, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of August, 2010, and redeem the property 6721 Hamilton Street, Riverdale, MD 20737 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Peggy Magee, Clerk
98904 (8-5,8-12,8-19)

LEGALS

LOT# 4960 1997 MERCEDES-BENZ E Class
VIN# WDBJF20F0VA288265
METRO AUTO SERVICE
4119 REISTERSTOWN ROAD
BALTIMORE

LOT# 4961 1996 MAZDA B3000
VIN# 4F4CR1643TTM19568
METRO AUTO SERVICE
4119 REISTERSTOWN ROAD
BALTIMORE

LOT# 4962 2006 KIA Optima-4 Cyl.
VIN# KNAGD12656567594
RACE TRACK AUTO & MARINE
10834 OCEAN GATEWAY
BERLIN

LOT# 4963 2002 HONDA Civic-4 Cyl.
VIN# 1HGEM21922L051540
RACE TRACK AUTO & MARINE
10834 OCEAN GATEWAY
BERLIN

LOT# 5016B 1984 ENDEAVOUR 38FT 2IN
MD# 1475BZ
OFFICIAL# 669639 "CALYPSO"
HERRINGTON HARBOR NORTH
389 DEALE ROAD
TRACYS LANDING

LOT# 5018 2001 FORD TRUCK F250
VIN# 3FTNX21F81MA27235
WALK ENTERPRISES
930 MAIN ST BOX 182
GALESVILLE

LOT# 5019 1990 CHEVROLET TRUCK C2500 Pickup
VIN# 1GCFK24CXLE185850
WALK ENTERPRISES
930 MAIN ST BOX 182
GALESVILLE

LOT# 5020B 1990 MAXUM 20FT 7IN
MD# 8722C
QUIMBY'S MARINE SALES & SERVICE
9295 OCEAN GATEWAY US RTE 50
EASTON

LOT# 5034 1995 CENTURY 22FT
MD# 0523BA
QUIMBY'S MARINE SALES & SERVICE
9295 OCEAN GATEWAY US RTE 50
EASTON

LOT# 5038B 1981 CHRISCRAFT 28FT 9IN
OFFICIAL# 998083 "MISS GINA"
GATES MARINE SERVICE
600 CABANA BLVD
DEALE

LOT# 5039B 1995 BAYLINER 22FT 3IN
MD# 2483BC
GATES MARINE SERVICE
600 CABANA BLVD
DEALE

LOT# 5040B 1971 CONCORDE 27FT
MD# 0308BE
GATES MARINE SERVICE
600 CABANA BLVD
DEALE

LOT# 5041B 1988 MCKEE 17FT 4 IN
MD# 2424BE
GATES MARINE SERVICE
600 CABANA BLVD
DEALE

LOT# 4953, 2005 FORD TAURUS
VIN# 1FAFP53U85A292165
AAMCO OF FREDERICK
5870 URBANA PIKE
FREDERICK

**TERMS OF SALE: CASH
PUBLIC SALE
The Auctioneer reserves the right to post a Minimum Bid**

**Freestate Lien & Recovery, Inc.
610 Bayard Road
Lothian, MD 20711
410-867-9079**

99035 (8-12,8-19)

NOTICE

Deborah K. Curran
Laura H. G. O'Sullivan
Stephanie H. Hurley
Aaron D. Neal
Substitute Trustees

vs.

Tomas R Vivar and
Eufrosina R Guzman

**In the Circuit Court for Prince
George's County, Maryland
Civil No. CAE 09-38908**

ORDERED, this 5th day of August, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9001 3rd Street, Lanham, Maryland 20706 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley and Aaron D. Neal, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of September, 2010 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 7th day of September, 2010, next.

The report states the amount of sale to be \$166,716.50.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk
99003 (8-12,8-19,8-26)

LEGALS

**Law Offices
AXELSON, WILLIAMOWSKY,
BENDER & FISHMAN, P.C.**
Attorneys and Counselors At Law
401 North Washington Street, Suite 550
Rockville, Maryland 20850
Telephone 301-738-7657
Telecopier 301-424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
504 Peacock Drive, Hyattsville, MD 20785-4640**

By virtue of the power and authority contained in a Deed of Trust from ANGELA P. DIXON, dated April 17, 2007 and recorded in Liber 27846 at Folio 771 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**WEDNESDAY, AUGUST 25, 2010
AT 3:10 P.M.**

all that property described in said Deed of Trust as follows:

BEING KNOWN AND DESIGNATED as Lot Numbered One Hundred Forty-Five (145) in Block Lettered "B" in the Subdivision known as "PLAT TWO, BLOCK B, SECTION II, WILLOW HILLS", as per Plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book WWW 85 at Plat No. 18. Being located in the 18th Election District of said County. The improvements thereon being known as No. 504 Peacock Drive, Hyattsville, MD 20785.

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION".

TERMS OF SALE: A deposit of \$13,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 5.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. In the event settlement is delayed for any reason, there shall be no abatement of interest. The purchaser is responsible for any amount in excess of \$500.00 of outstanding water bills, if any, incurred prior to the date of sale. The Purchaser agrees to pay \$350.00 at settlement to the Seller's Attorney for review of the settlement documents.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
AND ERICA T. DAVIS**
Substitute Trustees by virtue of Instrument recorded among the land records of Prince George's County, Maryland

**AUCTIONEERS
Brenda J. DiMarco
14804 Main Street
Upper Marlboro, MD 20772
Tel: (301) 627-1002
Auctioneer's Number #A00116**

98940 (8-5,8-12,8-19)

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BEATRICE ELIZABETH PORTER

Notice is given that Alan E. Porter, whose address is 9200 4th Street, Lanham, MD 20706 was on August 4, 2010 appointed personal representative of the estate of Beatrice Elizabeth Porter who died on July 26, 2010 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of February, 2011.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

ALAN E PORTER
Personal Representative

ANNETTE DENISE ASHTON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20772

Estate No. 85257
(8-12,8-19,8-26)

99010

Estate No. 85188
(8-12,8-19,8-26)

99008

MECHANIC'S LIEN SALE

Under and by virtue of Commercial Law, Section 16-207 of the Annotated Code of Maryland, the undersigned lienor will sell the following vehicles at public auction for storage, repairs, and other lawful charges on:

**AUGUST 27, 2010
AT 10:00 A.M.**

Morgan's Auto Body, Capitol Heights, MD
1998 PLYMOUTH
VIN: 2P4FP25B8WR649597

2002 HONDA
VIN: JHLRD78802C030537

Selective Auto Service, Hillside, MD
1996 COROLLA
VIN: 2T1BA02E3TC157255

Merlin Auto Club, Capitol Heights, MD
2003 CADILLAC
VIN: 1G6KS54Y13U131650

Sale to be held at:
**J & M Auto
5921 Arbor Street
Hyattsville, MD 20781**

Terms of Sale—CASH.
Lienor reserves the right to bid.

99034 (8-12,8-19)

**BIG TINY TOWING
AUTO CLINIC, INC.
6118 Central Ave.
Capitol Heights, MD 20743
301-322-4141**

MECHANIC'S LIEN SALE

Under and by virtue of Commercial Law, Section 16-207 of the Annotated Code of Maryland, the undersigned lienor will sell at public auction for storage, repairs, and other lawful charges:

1989 FORD TK TRUCK
VIN #: 1FDKF87M5KMA67286

2004 MERZ BENZ
VIN #: WDBTJ75J34F096731

2004 INFINITY Q56
VIN #: 5N3AA08CX4N809484

1984 FORD TRUCK
VIN #: 1FTBR10SXEB29627

Big Tiny's Towing will offer for sale at public auction at 6118 Central Avenue, Capitol Heights, MD on **Saturday, August 21, 2010, at 10:00 A.M.**

Terms of Sale—CASH.
Lienor reserves the right to bid.

Big Tiny's Towing & Auto Clinic; Lienor

99031 (8-12,8-19)

NOTICE OF PUBLICATION

CRP Holdings A, L.P.

v.

Sourceone Real Estate Services, LLC
t/a Exit Sourceone Realty, et al.

**In the Circuit Court for
Prince George's County,
Maryland**

CASE NO.: CAL 10-07459

Writ of Summons

State of Maryland, Prince George's County to wit:

To: Reginald Riley, Jr.
6000 Strathmore Way
Upper Marlboro, MD 20772-9500

You are hereby summoned to file a written response pleading or motion in this court to the complaint filed by:

CRP Holdings A, L.P.
c/o Agent Jones Lang Lasalle Americas, Inc.
7501 Forbes Boulevard, Suite 101
Lanham, MD 20706

within 30 days after service of this summons upon you.

This notice will be published once a week in each of three (3) weeks in the Prince George's Post, a newspaper of general circulation published in Prince George's County, Maryland.

WITNESS the Honorable William D. Missouri, Chief Judge of the said Court.

Date Issued: July 1, 2010

Leon Koutsouftikis, Esq.
Magruder, Cook, Carmody & Koutsouftikis
1889 Preston White Drive, Suite 200
Reston, VA 20191
(703) 766-4400

99092 (8-19,8-26,9-2)

NOTICE

IN THE MATTER OF:
Kalil Xavier Banks

FOR THE CHANGE OF
NAME TO:
Kalil Xavier Peterson

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-26757**

A Petition has been filed to change the name of Kalil Xavier Banks to Kalil Xavier Peterson.

The latest day by which an objection to the Petition may be filed is September 14, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George's County, Maryland
99128 (8-19)

LEGALS

NOTICE

Deborah K. Curran
Laura H. G. O'Sullivan
Stephanie H. Hurley
Aaron D. Neal
Erin M. Brady
Substitute Trustees

Plaintiffs

vs.

Edvin Lopez

Defendant

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 09-39929

ORDERED, this 2nd day of August, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1502 Fenwood Avenue, Oxon Hill, Maryland 20745 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley, Aaron D. Neal and Erin M. Brady, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of September, 2010 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 2nd day of September, 2010, next.

The report states the amount of sale to be \$128,183.07.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

98954 (8-5,8-12,8-19)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Alicia C. Martin
Linda M. Martin
4517 39th Street
Brentwood, MD 20722

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-10785

Notice is hereby given this 2nd day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 2nd day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$295,794.16. The property sold herein is known as 4517 39th Street, Brentwood, MD 20722.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

98948 (8-5,8-12,8-19)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Tanya Richardson
1115 60th Avenue
Capitol Heights, MD 20743

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-14095

Notice is hereby given this 2nd day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 2nd day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$153,491.82. The property sold herein is known as 1115 60th Avenue, Capitol Heights, MD 20743.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

98947 (8-5,8-12,8-19)

NOTICE

Deborah K. Curran
Laura H. G. O'Sullivan
Stephanie H. Hurley
Aaron D. Neal
Erin M. Brady
Substitute Trustees

Plaintiffs

vs.

Maya Angela Laws

Defendant

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 10-13024

ORDERED, this 2nd day of August, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1009 Chillum Road, Unit 409, Hyattsville, Maryland 20782 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley, Aaron D. Neal and Erin M. Brady, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of September, 2010 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 2nd day of September, 2010, next.

The report states the amount of sale to be \$151,031.62.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

98959 (8-5,8-12,8-19)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Paul J. Moreland, Jr.
Holly Lynne Moreland
4601 Queensbury Road
Riverdale, MD 20737

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-01892

Notice is hereby given this 3rd day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 3rd day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$443,141.16. The property sold herein is known as 4601 Queensbury Road, Riverdale, MD 20737.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

98946 (8-5,8-12,8-19)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Kinite McCrae
a/k/a Kinite Holt
4631 Dowell Lane
Suitland, MD 20746

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-11813

Notice is hereby given this 2nd day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 2nd day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$218,787.16. The property sold herein is known as 4631 Dowell Lane, Suitland, MD 20746.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

98950 (8-5,8-12,8-19)

LEGALS

NOTICE

Deborah K. Curran
Laura H. G. O'Sullivan
Stephanie H. Hurley
Aaron D. Neal
Substitute Trustees

Plaintiffs

vs.

Samuel K Randall aka Samuel Keith Randall and Ezha A Berhanu aka Ezha Amde Berhanu

Defendants

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 10-06530

ORDERED, this 27th day of July, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5507 Chris Mar Avenue, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley and Aaron D. Neal, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 27th day of August, 2010 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 27th day of August, 2010, next.

The report states the amount of sale to be \$200,495.75.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

98889 (8-5,8-12,8-19)

ORDER OF PUBLICATION

PLYMOUTH PARK TAX SERVICES, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 106
Timonium, Maryland 21093

Plaintiff

v.

Janet Cooper-Pitts
George A. Resta, Trustee
United Mortgagee, a division of Margaretten & Company, Inc.

178 OLD ENTERPRISE RD 152

and

Prince George's County, Office of Treasurer

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

178 Old Enterprise, Unit 152, Upper Marlboro, MD 20774, Seventh (7th) Election District, described as follows:
All that lot of land and imps. 4,748.0000 Sq. Ft. & Imps. Kettering - Condo - Blk 24.

In the Circuit Court for Prince George's County, Maryland
CAE 10-21542

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 178 Old Enterprise, Unit 152, Upper Marlboro, MD 20774 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 4,748.0000 Sq. Ft. & Imps. Kettering - Condo - Blk 24.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 27th day of July, 2010, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of August, 2010, and redeem the property 178 Old Enterprise, Unit 152, Upper Marlboro, MD 20774 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Peggy Magee, Clerk

98907 (8-5,8-12,8-19)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Fonzie W. Agnew, Jr.
4223 32nd Street
Mount Rainier, MD 20712

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 09-00520

Notice is hereby given this 3rd day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 3rd day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$235,891.48. The property sold herein is known as 4223 32nd Street, Mount Rainier, MD 20712.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

98945 (8-5,8-12,8-19)

ORDER OF PUBLICATION

PLYMOUTH PARK TAX SERVICES, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 106
Timonium, Maryland 21093

Plaintiff

v.

Javier Prados
Bank of America, N.A.
John S. Burson, Substitute Trustee
Eric W. Yoder, Substitute Trustee

5222 57TH AVE

and

Prince George's County, Office of Treasurer

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

5222 57th Avenue, Riverdale, Maryland 20737, Second (2nd) Election District, described as follows:
All that lot of land and imps. 6,000.0000 Sq. Ft. & Imps. Pinewood Lot 4 Blk G.

In the Circuit Court for Prince George's County, Maryland
CAE 10-23017

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 5222 57th Avenue, Riverdale, Maryland 20737 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 6,000.0000 Sq. Ft. & Imps. Pinewood Lot 4 Blk G.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 27th day of July, 2010, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of August, 2010, and redeem the property 5222 57th Avenue, Riverdale, Maryland 20737 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Peggy Magee, Clerk

98906 (8-5,8-12,8-19)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
DEBORAH WARD HOLLIDAY

Notice is given that William E Holliday, whose address is 2403 Green Ginger Circle, Accokeek, MD 20607 was on July 22, 2010 appointed personal representative of the estate of Deborah Ward Holliday who died on June 24, 2010 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of January, 2011.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

WILLIAM E. HOLLIDAY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772

Estate No. 85148
99124 (8-19,8-26,9-2)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
EMMANUEL ALPHONZO KING

Notice is given that Alfred J. Szczerbicki whose address is 28 Allegheny Avenue, Suite 500, Towson, MD 21204 was on August 4, 2010 appointed personal representative of the estate of Emmanuel Alphonzo King, who died on January 9, 2009 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

ALFRED J. SZCZERBICKI
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772

Estate No. 84220
99123 (8-19,8-26,9-2)

NOTICE

Deborah K. Curran
Laura H. G. O'Sullivan
Stephanie H. Hurley
Aaron D. Neal
Erin M. Brady
Substitute Trustees

Plaintiffs

vs.

Van Buren Watts III

Defendant

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 10-17078

ORDERED, this 12th day of August, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 11216 Cherry Hill Road Unit T1, Beltsville, Maryland 20705 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley, Aaron D. Neal and Erin M. Brady, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of September, 2010 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 13th day of September, 2010, next.

The report states the amount of sale to be \$67,500.00.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99121 (8-19,8-26,9-2)

Alfred J. Szczerbicki
28 Allegheny Ave.
The Penthouse Ste 500
Towson, MD 21204
410-337-8068

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
LUCILLA S. ABBOTT

Notice is given that Alfred J. Szczerbicki whose address is 28 Allegheny Avenue, Suite 500, Towson, MD 21204 was on August 4, 2010 appointed personal representative of the estate of Lucilla S. Abbott, who died on May 13, 2009 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

ALFRED J. SZCZERBICKI
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772

Estate No. 84512
99122 (8-19,8-26,9-2)

Anthony E. Doyle, Jr., Esquire
1002 Frederick Road
Catonsville, MD 21228
410-719-8860

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
VIVIAN L. PINKNEY

Notice is given that William R. Smith whose address is 1000 Spruce Street, Waldorf, MD 20601 was on July 26, 2010 appointed personal representative of the estate of Vivian L. Pinkney, who died on July 27, 2009 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 26th day of January, 2011.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

WILLIAM R. SMITH
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772

Estate No. 85028
99125 (8-19,8-26,9-2)

**THE PRINCE
GEORGE'S POST**
Call 301-627-0900
Fax 301-627-6260

MECHANIC'S LIEN SALE

Under and by virtue of Commercial Law, Section 16-207 of the Annotated Code of Maryland, the undersigned lienor will sell the following vehicles at public auction for storage, repairs, and other lawful charges on:

AUGUST 27, 2010
AT 10:00 A.M.

Jeffrey Buchanon, 2665 Honda Pl., Marbury, MD 20650
1994 CADILLAC
VIN: 1G6KD52BXRU305510

Sale to be held at:
J & M Auto
5921 Arbor Street
Hyattsville, MD 20781

Terms of Sale—CASH.
Lienor reserves the right to bid.

99201 (8-19,8-26)

**The Prince George's
Post Newspaper**
Call (301)627-0900
Fax (301)627-6260

LEGALS

COHN, GOLDBERG & DEUTSCH, L.L.C.
Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, MD 21204

**SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY**

**6312 OLD LANDOVER ROAD
CHEVERLY, MD 20785**

Under a power of sale contained in a certain Deed of Trust from Mothers Care Associates, Curtis Broadnax, Theresa Broadnax, Beverly Darby and Ray Darby dated May 16, 1997 and recorded in Liber 11450, Folio 222 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$168,000.00, and an original interest rate of 15.990, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 7, 2010 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$21,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
and Richard J. Rogers, Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, MD 21204

(410) 825-2900 www.mid-atlanticauctioneers.com

99191 (8-19-8-26, 9-2)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE**

Improved by premises known as

1312 Chillum Road, Hyattsville, Maryland 20782

By virtue of the power and authority contained in a Deed of Trust from Dinora E Ramirez and Maximino Sosa, dated February 9, 2007, and recorded in Liber 27817 at folio 346 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**SEPTEMBER 3, 2010
AT 12:21 PM**

all that property described in said Deed of Trust as follows:

LOT NUMBERED FOUR (4), IN BLOCK "A", IN A SUBDIVISION KNOWN AS, "OAKDALE TERRACE."

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$37,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

**DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,
STEPHANIE H. HURLEY, ERIN M. BRADY,
AND AARON D. NEAL**

Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

99183 (8-19-8-26,9-2)

LEGALS

COHN, GOLDBERG & DEUTSCH, L.L.C.
Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, MD 21204

**SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY**

**13247 WHITEHOLM DRIVE
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Lucas Kaptue dated December 10, 2007 and recorded in Liber 29236, Folio 511 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$198,360.00, and an original interest rate of 8.190, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 7, 2010 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$20,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

This property will be sold subject to one or more prior liens, the amount(s) of which will be announced at the time of sale.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
and Richard J. Rogers, Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, MD 21204

(410) 825-2900 www.mid-atlanticauctioneers.com

99208 (8-19-8-26, 9-2)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE**

Improved by premises known as

2510 Moores Plains Boulevard, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Craig R Wilder, dated June 10, 2006, and recorded in Liber 25937 at folio 252 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

**SEPTEMBER 7, 2010
AT 12:00 NOON**

all that property described in said Deed of Trust as follows:

LOT 17, BLOCK F IN THE SUBDIVISION KNOWN AS PLAT EIGHT BEECH TREE-EAST VILLAGE.

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$68,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

**DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,
STEPHANIE H. HURLEY, ERIN M. BRADY,
AND AARON D. NEAL**

Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

99190 (8-19-8-26,9-2)

LEGALS

COHN, GOLDBERG & DEUTSCH, L.L.C.
Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, MD 21204

**SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY**

**931 MONTGOMERY STREET
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust from Caroline Ngandu dated December 21, 2007 and recorded in Liber 29146, Folio 287 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$280,000.00, and an original interest rate of 7.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 7, 2010 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$31,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
and Richard J. Rogers, Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, MD 21204

(410) 825-2900 www.mid-atlanticauctioneers.com

99149 (8-19-8-26, 9-2)

COHN, GOLDBERG & DEUTSCH, L.L.C.
Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, MD 21204

**SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY**

**11801 ELLINGTON DRIVE
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust from Devendra Dat and Donna Dat dated August 13, 2008 and recorded in Liber 29960, Folio 177 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$367,500.00, and an original interest rate of 6.625, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 7, 2010 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$37,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
and Richard J. Rogers, Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, MD 21204

(410) 825-2900 www.mid-atlanticauctioneers.com

99150 (8-19-8-26, 9-2)

LEGALS

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Koffitche Atameklo
Abla Atameklo
9505 Wellington Street
Lanham, MD 20706

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-12968

Notice is hereby given this 12th day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 13th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$326,274.23. The property sold herein is known as 9505 Wellington Street, Lanham, MD 20706.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99118 (8-19,8-26,9-2)

NOTICE

Deborah K. Curran
Laura H. G. O'Sullivan
Stephanie H. Hurley
Aaron D. Neal
Erin M. Brady
Substitute Trustees

Plaintiffs

vs.

Benjamin Reyes Bravo

Defendant

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 09-39931

ORDERED, this 12th day of August, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6422 Jodie Street, New Carrollton, Maryland 20784 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley, Aaron D. Neal and Erin M. Brady, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of September, 2010 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 13th day of September, 2010, next.

The report states the amount of sale to be \$132,300.00.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99119 (8-19,8-26,9-2)

LEGALS

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

George P. Williams, Jr.
9003 Cheltenham Avenue
Clinton, MD 20735

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-02055

Notice is hereby given this 5th day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 7th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$220,000.00. The property sold herein is known as 9003 Cheltenham Avenue, Clinton, MD 20735.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99004 (8-12,8-19,8-26)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

George E. Charity Sr.
Michael J. Charity Sr., Personal Representative of the Estate of George E. Charity Sr.
Deyonia D. Charity
8141 Murray Hill Drive
Fort Washington, MD 20744

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-03762

Notice is hereby given this 5th day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 7th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$262,489.16. The property sold herein is known as 8141 Murray Hill Drive, Fort Washington, MD 20744.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99005 (8-12,8-19,8-26)

LEGALS

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Sharilyn Denise Connally
3900 Donnell Drive
Forestville, MD 20747

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-14019

Notice is hereby given this 9th day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 9th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$307,708.96. The property sold herein is known as 3900 Donnell Drive, Forestville, MD 20747.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99038 (8-12,8-19,8-26)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Veronica Renee Thomas
5023 Mineola Road
College Park, MD 20740

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-07739

Notice is hereby given this 9th day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 9th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$192,444.33. The property sold herein is known as 5023 Mineola Road, College Park, MD 20740.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99039 (8-12,8-19,8-26)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Rufino Venancio
Hugo Venancio
6417 Lamont Drive
Hyattsville, MD 20784

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-02881

Notice is hereby given this 9th day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 9th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$335,231.02. The property sold herein is known as 6417 Lamont Drive, Hyattsville, MD 20784.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99046 (8-12,8-19,8-26)

NOTICE

Deborah K. Curran
Laura H. G. O'Sullivan
Stephanie H. Hurley
Aaron D. Neal
Erin M. Brady
Substitute Trustees

Plaintiffs

vs.

Benjamin Reyes Bravo

Defendant

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 09-39931

ORDERED, this 12th day of August, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6422 Jodie Street, New Carrollton, Maryland 20784 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley, Aaron D. Neal and Erin M. Brady, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of September, 2010 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 13th day of September, 2010, next.

The report states the amount of sale to be \$132,300.00.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99119 (8-19,8-26,9-2)

NOTICE

Deborah K. Curran
Laura H. G. O'Sullivan
Stephanie H. Hurley
Aaron D. Neal
Erin M. Brady
Substitute Trustees

Plaintiffs

vs.

Reginald D Haynes and
Abenaa A Nkrumah

Defendants

In the Circuit Court for Prince George's County, Maryland
Civil No. CAE 10-16362

ORDERED, this 12th day of August, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1006 Kings Heather Drive, Bowie, Maryland 20721 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley, Aaron D. Neal and Erin M. Brady, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of September, 2010 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 13th day of September, 2010, next.

The report states the amount of sale to be \$379,085.41.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99120 (8-19,8-26,9-2)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Wye J. Smith
2063 Chadwick Terrace
Temple Hills, MD 20748

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-15437

Notice is hereby given this 9th day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 9th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$257,629.12. The property sold herein is known as 2063 Chadwick Terrace, Temple Hills, MD 20748.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99049 (8-12,8-19,8-26)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Gary Moore, Jr.
a/k/a Gary Vincent Moore, Jr.
2306 Matthew Henson Avenue
Hyattsville, MD 20785

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-08798

Notice is hereby given this 9th day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 8th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$204,056.94. The property sold herein is known as 2306 Matthew Henson Avenue, Hyattsville, MD 20785.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99044 (8-12,8-19,8-26)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Pinwo G. Patcha
Kevin F. Patcha
11016 Ibis Lane
Upper Marlboro, MD 20772

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-09435

Notice is hereby given this 9th day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 8th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$267,474.96. The property sold herein is known as 11016 Ibis Lane, Upper Marlboro, MD 20772.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99045 (8-12,8-19,8-26)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Donald R. Green
710 Glacier Avenue
Capitol Heights, MD 20743

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-03058

Notice is hereby given this 9th day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 9th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$269,487.79. The property sold herein is known as 710 Glacier Avenue, Capitol Heights, MD 20743.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk

99041 (8-12,8-19,8-26)

The Prince George's Post Newspaper

Call (301)627-0900

Fax (301)627-6260

LEGALS	
IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND	VIN# 3FDNX65YX3MB00218 GENERAL AUTO SERVICE, INC 4635 BALTIMORE AVE HYATTSVILLE
	LOT# 4976 2008 NISSAN Altima-4 Cyl. VIN# 1N4AL24E98C249183 NAZ AUTO SALES 17412 LIVINGSTON ROAD ACCOCKEERK
	LOT# 4977 2005 CHEVROLET TRUCK C2500 Van-V8 VIN# 1GCGG25V951100996 NAZ AUTO SALES 17412 LIVINGSTON ROAD ACCOCKEERK
IN THE MATTER OF THE PETITION OF APPOINTMENT OF A GUARDIAN OF A MINOR CHILD	LOT# 5022B 1960 STANFORD 18FT REG# FL7024KA QUIMBY'S MARINE SALES & SERVICE 9295 OCEAN GATEWAY US RTE 50 EASTON
	LOT# 5048B 1975 COLUMBIA 32FT 2IN OFFICIAL# 577368 "BLITZEN" MD# 3811AV GATES MARINE SERVICE 600 CABANA BLVD DEALE
	TERMS OF SALE: CASH PUBLIC SALE The Auctioneer reserves the right to post a Minimum Bid Freestate Lien & Recovery, Inc. 610 Bayard Road Lothian, MD 20711 410-867-9079
Case No: CAE09-28888	99148 (8-19,8-26,9-2)
ORDER OF PUBLICATION	
This is to give notice that on the 22nd day of September 2009, a Petition for Guardianship of a Minor Child was filed in the Circuit Court for Prince George's County, Maryland, by Natasha Rogers and Lee Ann Rogers, Petitioners, against Jamilah Bianca Tabb, birth mother, and Unknown birth father. The birth mother, Jamilah Bianca Tabb, last known address is Unknown and the last known address of the birth father is unknown and his whereabouts are unknown. The petition alleges that the birth father's whereabouts are currently unknown and that they have made attempts to locate the birth father and have been unsuccessful. The petition further alleges that Petitioner is a resident of Prince George's County, and has been so for more than one year.	
The relief prayed in the petition CAE09-28888, Guardianship of Minor Child, is that they be granted Guardianship of the Minor Child and any other relief deemed just and proper by the Court.	
Whereupon, it is Ordered by the Circuit Court for Prince George's County, this 16th day of August, 2010, that the Petitioner cause a copy of the order to be inserted in a newspaper published in Prince George's County, once a week in each of three successive weeks, by the 16th day of September, 2010, giving notice to the Unknown Birth Father, the object and substance of the Petition and warning him to show cause, if any there may be, on or before the 20th day of September, 2010 why the relief requested should not be granted.	
PEGGY MAGEE CLERK	Plaintiff
99135 (8-19,8-26,9-2)	
MECHANIC'S LIEN SALE	
Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, and specifically at the entrance to the secured portion of the parking garage, immediately next to the Bourne Wing/Commissioner's entrance, designated by the presence of the picnic table, Upper Marlboro, MD 20772, at 4:00 P.M. on September 6th, 2010. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.	
LOT# 4858 1999 CHEVROLET TRUCK Tahoe-V8 VIN# 1GNEK13R4XJ536185 ALL TUNE & LUBE 23 HAMPTON PARK BLVD CAPITOL HEIGHTS	6305 Mark Drive, Temple Hills, MD 20748, Sixth (6th) Election District, described as follows: All that lot of land and imps. 11,376.0000 Sq. Ft. & Imps. Grimes Acres Lot 1 Blk B
LOT# 4901B 1980 WATKINS 27FT REG# NJ3275GT SPRING COVE MARINA 455 LORE ROAD SOLOMONS	In the Circuit Court for Prince George's County, Maryland CAE 10-26244
LOT# 4953 2005 FORD Taurus-V6 VIN# 1FAFP53U85A292165 AAMCO OF FREDERICK 5870 URBANA PIKE FREDERICK	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 6305 Mark Drive, Temple Hills, MD 20748 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:
LOT# 4966 1998 CADILLAC Deville-V8 VIN# 1G6KD54Y6WU728677 BELAIR AUTOMATIC TRANSMIS- SIONS 214 NORTH TOLLGATE RD BELAIR	All that lot of land and imps. 11,376.0000 Sq. Ft. & Imps. Grimes Acres Lot 1 Blk B
LOT# 4967 2001 CHRYSLER Town & Country-V6 VIN# 2C8GP64L71R240377 TIKO TIRE & AUTO SERVICE 5000 WABASH AVE BALTIMORE	The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 10th day of August, 2010, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of September, 2010, and redeem the property 6305 Mark Drive, Temple Hills, MD 20748 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.
LOT# 4968 2003 MITSUBISHI Galant-4 Cyl. VIN# 4A3AA46GX3E054469 TIKO TIRE & AUTO SERVICE 5000 WABASH AVE BALTIMORE	PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Maryland
LOT# 4969 1999 CHRYSLER 300M-V6 VIN# 2C3HE66G3XH509456 DARCARS CHRYSLER JEEP DODGE MARLOW HT 5060 AUTH WAY MARLOW HEIGHTS	True Copy—Test: Peggy Magee, Clerk 99094 (8-19,8-26,9-2)
LOT# 4970 2005 CHRYSLER Pacifica-V6 VIN# 2C4GM68495R495938 DARCARS CHRYSLER JEEP DODGE MARLOW HT 5060 AUTH WAY MARLOW HEIGHTS	ORDER OF PUBLICATION PLYMOUTH PARK TAX SERVICES, LLC c/o James F. Truitt, Jr. 20 East Timonium Road, Ste. 106 Timonium, Maryland 21093 Plaintiff
LOT# 4971 1998 HONDA SUPER HAWK 996 VIN# JH2SC3601WMO00915 MRP MOTORSPORTS 8154 RICHIE HWY STE B PASADENA	v. Stephen D. Ruben Stephen D. Ruben Branch Banking and Trust Company
LOT# 4975 2003 FORD F650	9500 ANNAPOLIS RD A-8

LEGALS	
and	
Prince George's County, Office of Treasurer	
and	
Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)	
and	
Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:	9500 Annapolis Road, Unit A-8, Lanham, MD 20706, Twentieth (20th) Election District, described as follows: All that lot of land and imps. 3,623.0000 Sq. Ft. & Imps. Lanham Professional.
In the Circuit Court for Prince George's County, Maryland CAE 10-26243	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 9500 Annapolis Road, Unit A-8, Lanham, MD 20706 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:
All that lot of land and imps. 3,623.0000 Sq. Ft. & Imps. Lanham Professional.	
The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 10th day of August, 2010, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of September, 2010, and redeem the property 9500 Annapolis Road, Unit A-8, Lanham, MD 20706 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.	
PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Maryland	
True Copy—Test: Peggy Magee, Clerk 99095 (8-19,8-26,9-2)	
ORDER OF PUBLICATION	
PLYMOUTH PARK TAX SERVICES, LLC c/o James F. Truitt, Jr. 20 East Timonium Road, Ste. 106 Timonium, Maryland 21093 Plaintiff	
v.	
Stephen D. Ruben Stephen D. Ruben Branch Banking and Trust Company	
9500 ANNAPOLIS RD A-7	
and	
Prince George's County, Office of Treasurer	
and	
Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)	
and	
Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:	9500 Annapolis Road, Unit A-7, Twentieth (20th) Election District, described as follows: All that lot of land and imps. 3,623.0000 Sq. Ft. & Imps. Lanham Professional.
In the Circuit Court for Prince George's County, Maryland CAE 10-26242	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 9500 Annapolis Road, Unit A-7 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:
All that lot of land and imps. 3,623.0000 Sq. Ft. & Imps. Lanham Professional.	
The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 10th day of August, 2010, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of September, 2010, and redeem the property 9500 Annapolis Road, Unit A-7 and answer the complaint or thereafter a final judgment will	

LEGALS	
secure the foreclosure of all rights of redemption in the following property 5014 Edmonston Road, Hyattsville, Maryland, 20781 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:	
All that lot of land and imps. W Side Edm Rd Sly 150 Ft Lt C (trs Sur 2002) 42,501.0000 Sq. Ft. & Imps.	
The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 10th day of August, 2010, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of September, 2010, and redeem the property 5014 Edmonston Road, Hyattsville, Maryland, 20781 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.	
PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Maryland	
True Copy—Test: Peggy Magee, Clerk 99098 (8-19,8-26,9-2)	
ORDER OF PUBLICATION	
PLYMOUTH PARK TAX SERVICES, LLC c/o James F. Truitt, Jr. 20 East Timonium Road, Ste. 106 Timonium, Maryland 21093 Plaintiff	
v.	
The Resurrected Church of Christ Apostolic Faith, Inc. Harold J. Falchick, Trustee Harold J. Falchick 1988 Trust Harold J. Falchick, Trustee Harold J. Falchick 1988 Trustee	
3903 38TH ST	
and	
Prince George's County, Office of Treasurer	
and	
Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)	
and	
Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:	3903 38th Street, Brentwood, Maryland 20722, Seventeenth (17th) Election District, described as follows: All that lot of land and imps. 3,380.0000 Sq. Ft. & Imps. Cedar Croft
In the Circuit Court for Prince George's County, Maryland CAE 10-24038	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 3903 38th Street, Brentwood, Maryland 20722 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:
All that lot of land and imps. 3,380.0000 Sq. Ft. & Imps. Cedar Croft.	
The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 10th day of August, 2010, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of September, 2010, and redeem the property 3903 38th Street, Brentwood, Maryland 20722 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.	
PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Maryland	
True Copy—Test: Peggy Magee, Clerk 99099 (8-19,8-26,9-2)	
ORDER OF PUBLICATION	
PLYMOUTH PARK TAX SERVICES, LLC c/o James F. Truitt, Jr. 20 East Timonium Road, Ste. 106 Timonium, Maryland 21093 Plaintiff	
v.	
Mexican Group Investments, LLC L. Michael Welsh Branch Banking and Trust Co. John Yim, Trustee Charles H. Shih Vivian W. Shih	
5506 KENILWORTH AVE	
and	
Prince George's County, Office of Treasurer	
and	
Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)	
and	
Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:	5014 Edmonston Road, Hyattsville, Maryland, 20781, Second (2nd) Election District, described as follows: All that lot of land and imps. W Side Edm Rd Sly 150 Ft Lt C (trs Sur 2002) 42,501.0000 Sq. Ft. & Imps.
In the Circuit Court for Prince George's County, Maryland CAE 10-24039	The object of this proceeding is to

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

12800 Old Fort Road, Fort Washington, MD 20744, Fifth (5th) Election District, described as follows:
All that lot of land and imps. 31,189.0000 Sq. Ft. & Imps. Fort Washington

In the Circuit Court for Prince George's County, Maryland
CAE 10-24037

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 12800 Old Fort Road, Fort Washington, MD 20744 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 31,189.0000 Sq. Ft. & Imps. Fort Washington.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 10th day of August, 2010, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of September, 2010, and redeem the property 12800 Old Fort Road, Fort Washington, MD 20744 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Peggy Magee, Clerk
99100 (8-19,8-26,9-2)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs

Shawn L. Campbell
5608 Eastwood Court
Clinton, MD 20735
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 08-38111

Notice is hereby given this 12th day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 13th day of September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$125,000.00. The property sold herein is known as '5608 Eastwood Court, Clinton, MD 20735.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
99117 (8-19,8-26,9-2)

NOTICE

IN THE MATTER OF:
Kenesha Annmarie Campbell

FOR THE CHANGE OF NAME TO:
Annmarie Kenesha Campbell

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 10-09958

A Petition has been filed to change the name of Kenesha Annmarie Campbell to Annmarie Kenesha Campbell.

The latest day by which an objection to the Petition may be filed is September 14, 2010.

Peggy Magee
Clerk of the Circuit Court for Prince George's County, Maryland
99130 (8-19)

THE PRINCE
GEORGE'S
POST
NEWSPAPER
301-627-0900

LEGALS

ORDER OF PUBLICATION

PLYMOUTH PARK TAX SERVICES, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 106
Timonium, Maryland 21093
Plaintiff
v.

Samir M. Abdel Latif
Suntrust Mortgage, Inc.
Jason Murphy, Substitute Trustee
PRLAP, Inc., Trustee
Bank of America, N.A.
Federal National Mortgage Association
Federal Housing Finance Agency
Federal Housing Finance Agency
Federal Housing Finance Agency

7634 E ARBORY CT 264

and

Prince George's County, Office of
Treasurer

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

7634 East Arbory Court, Unit 264,
Laurel, MD 20707, Tenth (10th)
Election District, described as follows:
All that lot of land and imps.
Arbory Condo-phase.

In the Circuit Court for
Prince George's County,
Maryland
CAE 10-23989

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 7634 East Arbory Court, Unit 264, Laurel, MD 20707 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps.
Arbory Condo-phase.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 10th day of August, 2010, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of September, 2010, and redeem the property 7634 East Arbory Court, Unit 264, Laurel, MD 20707 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Peggy Magee, Clerk
99101 (8-19,8-26,9-2)

ORDER OF PUBLICATION

PLYMOUTH PARK TAX SERVICES, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 106
Timonium, Maryland 21093
Plaintiff
v.

Kairos Development Corp., Inc.
Samuel J. Deal, Trustee
The Harbor Bank of Maryland
Community Development Corporation
Carol Leet, Trustee
PNC Bank, National Association

5614 MIDDLETON LN

and

Prince George's County, Office of
Treasurer

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

5614 Middleton Lane, Temple
Hills, Maryland 20748, Sixth (6th)
Election District, described as follows:
All that lot of land and imps. 1.0910
Acres. & Acres & Imps. T B
Middleton Lot 43.

In the Circuit Court for
Prince George's County,
Maryland
CAE 10-23983

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 5614 Middleton Lane, Temple Hills, Maryland 20748 in the County of Prince George's, sold by the Collector of Taxes for the

LEGALS

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

13017 Midsummer Lane, Bowie,
Maryland 20715, Fourteenth (14th)
Election District, described as follows:
All that lot of land and imps.
2,134.0000 Sq. Ft. & Imps. Belair
Town Lot 3 Blk 284.

In the Circuit Court for
Prince George's County,
Maryland
CAE 10-23918

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 13017 Midsummer Lane, Bowie, Maryland 20715 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps.
2,134.0000 Sq. Ft. & Imps. Belair
Town Lot 3 Blk 284.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 10th day of August, 2010, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of September, 2010, and redeem the property 13017 Midsummer Lane, Bowie, Maryland 20715 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Peggy Magee, Clerk
99104 (8-19,8-26,9-2)

ORDER OF PUBLICATION

PLYMOUTH PARK TAX SERVICES, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 106
Timonium, Maryland 21093
Plaintiff
v.

Lawanda D. Morgan
Fairfax Savings Association
The National Bank of Washington,
n/k/a PNC Bank, National
Association
Mortgage Two Corporation,
Trustee
Beneficial Mortgage Co. of
Maryland

4928 COLONEL CONTEE PL

and

Prince George's County, Office of
Treasurer

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

4928 Colonel Contee Place, Upper
Marlboro, Third (3rd) Election
District, described as follows:
All that lot of land and imps.
7,553.0000 Sq. Ft. & Imps. Villages
Of Lot 68 Blk A.

In the Circuit Court for
Prince George's County,
Maryland
CAE 10-23917

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 4928 Colonel Contee Place, Upper Marlboro in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps.
7,553.0000 Sq. Ft. & Imps. Villages
Of Lot 68 Blk A.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 10th day of August, 2010, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of September, 2010, and redeem the property 4928 Colonel Contee Place, Upper Marlboro and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the

property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Peggy Magee, Clerk
99105 (8-19,8-26,9-2)

ORDER OF PUBLICATION

PLYMOUTH PARK TAX SERVICES, LLC
c/o James F. Truitt, Jr.
20 East Timonium Road, Ste. 106
Timonium, Maryland 21093
Plaintiff
v.

Chris M. Jones
Donna L. Jones
Chris M. Jones
Donna L. Jones
Chris M. Jones
Donna L. Jones
PRLAP, Inc.
Bank of America, N.A.

401 W TANTALLON DR

and

Prince George's County, Office of
Treasurer

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

401 W. Tantallon Drive, Fort
Washington, Maryland 20744, Fifth
(5th) Election District, described as follows:
All that lot of land and imps.
Potomac 18,163.0000 Sq. Ft. &
Imps. Tantallon On The Lot 25 Blk
C.

In the Circuit Court for
Prince George's County,
Maryland
CAE 10-23916

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 401 W. Tantallon Drive, Fort Washington, Maryland 20744 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps.
Potomac 18,163.0000 Sq. Ft. &
Imps. Tantallon On The Lot 25 Blk
C.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 10th day of August, 2010, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of September, 2010, and redeem the property 401 W. Tantallon Drive, Fort Washington, Maryland 20744 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Peggy Magee, Clerk
99106 (8-19,8-26,9-2)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Ronald S. Deutsch
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs

v.

Cheryl George a/k/a Cheryl J.
George
Reiz George, Sr.
Cheryl George,
a/k/a Cheryl J. George
4110 Kilbourne Drive
Fort Washington, MD 20744
Defendants

In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 08-03544

Notice is hereby given this 12th day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 13th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$360,384.88. The property sold herein is known as 4110 Kilbourne Drive, Fort Washington, MD 20744.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk
99114 (8-19,8-26,9-2)

LEGALS

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs

v.

Barbara C. Barnhart
Michael Barnhart
2608 Henson Valley Way
Fort Washington, MD 20744
Defendants

In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 10-12213

Notice is hereby given this 12th day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 13th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$377,664.28. The property sold herein is known as 2608 Henson Valley Way, Fort Washington, MD 20744.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk
99116 (8-19,8-26,9-2)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs

v.

Sinai Reyes
Julio Cesar Valencia
9400 Rhode Island Avenue
College Park, MD 20740
Defendants

In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 10-04519

Notice is hereby given this 13th day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 13th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$157,500.00. The property sold herein is known as 9400 Rhode Island Avenue, College Park, MD 20740.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk
99113 (8-19,8-26,9-2)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs

v.

Gregory M. Barnes
7720 Normandy Road
Hyattsville, MD 20785
Defendant

In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 10-13504

Notice is hereby given this 13th day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 13th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$179,503.72. The property sold herein is known as 7720 Normandy Road, Hyattsville, MD 20785.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk
99111 (8-19,8-26,9-2)

NOTICE

IN THE MATTER OF:
Angie Michelle Gonzalez

FOR THE CHANGE OF
NAME TO:
Angie Michelle Gonzalez Ruano

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-23893

A Petition has been filed to change the name of Angie Michelle Gonzalez to Angie Michelle Gonzalez Ruano.

The latest day by which an objection to the Petition may be filed is September 14, 2010.

Peggy Magee
Clerk of the Circuit Court for
Prince George's County, Maryland

99131 (8-19)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs

v.

Edwin Israel Amaya
Maria Romilia Gonzalez
6905 23rd Avenue
Hyattsville, MD 20783
Defendants

In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 10-04414

Notice is hereby given this 12th day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 13th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$294,954.05. The property sold herein is known as 6905 23rd Avenue, Hyattsville, MD 20783.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk
99115 (8-19,8-26,9-2)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs

v.

Jacquelynne Woolfolk
Ellwood D. Woolfolk
6801 Border Place
Fort Washington, MD 20744
Defendants

In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 10-11857

Notice is hereby given this 13th day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 13th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$172,999.00. The property sold herein is known as 6801 Border Place, Fort Washington, MD 20744.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk
99112 (8-19,8-26,9-2)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs

v.

Michael P. Abraham
Cheryl P. Abraham
13507 Perrywood Court
Upper Marlboro, MD 20774
Defendants

In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 10-13581

Notice is hereby given this 13th day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 13th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$609,721.71. The property sold herein is known as 13507 Perrywood Court, Upper Marlboro, MD 20774.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.

True Copy—Test:
Peggy Magee, Clerk
99110 (8-19,8-26,9-2)

NOTICE

IN THE MATTER OF:
Rukayat Abolore Salam

FOR THE CHANGE OF
NAME TO:
Rukayat Abolore Soewu

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 10-24258

A Petition has been filed to change the name of Rukayat Abolore Salam to Rukayat Abolore Soewu.

The latest day by which an objection to the Petition may be filed is September 14, 2010.

Peggy Magee
Clerk of the Circuit Court for
Prince George's County, Maryland

99132 (8-19)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
13001 Brice Court, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Patricia B Pope, dated April 30, 2007, and recorded in Liber 28015 at folio 586 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

SEPTEMBER 3, 2010
AT 12:00 NOON

all that property described in said Deed of Trust as follows:

LOT NUMBERED 207, BLOCK A IN "CAMERON GROVE".

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$36,000.00 at the time of sale. If the noteholder and/ or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/ or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/ or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/ or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,
STEPHANIE H. HURLEY, ERIN M. BRADY
AND AARON D. NEAL
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE’S COUNTY, Maryland

99184 (8-19,8-26,9-2)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
313 East Tantallon Drive, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from McDuffy O Robinson and Michelle A Robinson, dated August 5, 1996, and recorded in Liber 10940 at folio 589 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

SEPTEMBER 3, 2010
AT 12:12 PM

all that property described in said Deed of Trust as follows:

LOT NUMBERED EIGHTEEN (18), IN BLOCK LETTERED "I" IN THE SUBDIVISION KNOWN AS, "SECTION 10, TANTALLON ON THE POTOMAC."

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$17,000.00 at the time of sale. If the noteholder and/ or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/ or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/ or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/ or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,
ERIN M. BRADY, STEPHANIE H. HURLEY,
AND AARON D. NEAL
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE’S COUNTY, Maryland

99188 (8-19,8-26,9-2)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
7005 17th Avenue, Hyattsville, Maryland 20783

By virtue of the power and authority contained in a Deed of Trust from Pedro A Alvarez aka Pedro Alvarez and Herberth A Alvarez aka Herberth Alvarez, dated September 16, 2009, and recorded in Liber 30983 at folio 250 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

SEPTEMBER 3, 2010
AT 12:09 PM

all that property described in said Deed of Trust as follows:

BEING KNOWN AND DESIGNATED AS LOT NUMBERED 12 IN BLOCK LETTERED P IN A SUBDIVISION KNOWN AS "PART OF BLOCK P AND BLOCKS Q, R, & S, PARKLAWN".

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$30,000.00 at the time of sale. If the noteholder and/ or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/ or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/ or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/ or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,
ERIN M. BRADY, STEPHANIE H. HURLEY,
AND AARON D. NEAL
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE’S COUNTY, Maryland

99187 (8-19,8-26,9-2)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
10416 Truxton Road, Hyattsville, Maryland 20783

By virtue of the power and authority contained in a Deed of Trust from Ana Cruz and Arturo Segura, dated December 8, 2006, and recorded in Liber 27114 at folio 152 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

SEPTEMBER 3, 2010
AT 12:15 PM

all that property described in said Deed of Trust as follows:

LOT NUMBERED TWO (2) IN BLOCK LETTERED "E" IN THE SUBDIVISION KNOWN AS "KNOLLWOOD ESTATES".

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$39,000.00 at the time of sale. If the noteholder and/ or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/ or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/ or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/ or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,
ERIN M. BRADY, STEPHANIE H. HURLEY,
AND AARON D. NEAL
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE’S COUNTY, Maryland

99189 (8-19,8-26,9-2)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

Improved by premises known as
8208 Temple Hill Road, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Lashonne Jones and Joseph Jones, dated May 23, 2006, and recorded in Liber 28256 at folio 513 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

SEPTEMBER 3, 2010
AT 12:03 PM

all that property described in said Deed of Trust as follows:

LOT NUMBERED TWO (2) IN THE SUBDIVISION AS "EASTERLY MANOR" .

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$35,000.00 at the time of sale. If the noteholder and/ or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/ or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/ or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/ or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,
ERIN M. BRADY, STEPHANIE H. HURLEY,
AND AARON D. NEAL
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE’S COUNTY, Maryland

99185 (8-19,8-26,9-2)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

THIS PROPERTY WILL BE SOLD SUBJECT TO A DECLARATION
OF A FRONT FOOT BENEFIT RECORDED AMONG THE LAND
RECORDS OF PRINCE GEORGES COUNTY AT LIBER 197 AND
FOLIO 90.
Improved by premises known as
3801 Ducksfoot Terrace, Mitchellville, Maryland 20721

By virtue of the power and authority contained in a Deed of Trust from Kadija Y Sesay and Mohamed A Sesay, dated January 25, 2007, and recorded in Liber 27378 at folio 331 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

SEPTEMBER 3, 2010
AT 12:18 PM

all that property described in said Deed of Trust as follows:

LOT 44, BLOCK A, AS SHOWN ON A PLAT ENTITLED "PLAT 3 LOTS 35 THRU 43, BLOCK 'A' PARCEL 17 BLOCK 'B', LOTS 10-16 & 18, BLOCK 'B' COLLINGBROOK".

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$82,000.00 at the time of sale. If the noteholder and/ or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/ or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/ or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/ or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

DEBORAH K. CURRAN, LAURA H. G. O'SULLIVAN,
STEPHANIE H. HURLEY AND AARON D. NEAL
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE’S COUNTY, Maryland

99182 (8-19,8-26,9-2)

THE PRINCE GEORGE’S POST

CALL 301-627-0900 FAX 301-627-6260

LEGALS

Law Offices
AXELSON, WILLIAMOWSKY,
BENDER & FISHMAN, P.C.
Attorneys and Counselors At Law
401 North Washington Street, Suite 550
Rockville, Maryland 20850
Telephone 301-738-7657
Telecopier 301-424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
7005 Leyte Drive, Oxon Hill, MD 20745

By virtue of the power and authority contained in a Deed of Trust from NATARAJAN SUBRAMANIAN dated January 7, 2009 and recorded in Liber 30325 at Folio 303 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, AUGUST 25, 2010
AT 3:00 P.M.

all that property described in said Deed of Trust as follows:

Lot numbered Forty-Seven (47) in Block Lettered "A" in the subdivision known as "PLAT NO. THREE, SOUTH-LAWN", as per plat thereof recorded among the Land Records of Prince George’s County, Maryland in Plat Book WWW 22 at plat 65.
Said property being located in the 12th Election District of said County.

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION".

TERMS OF SALE: A deposit of \$4,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 14.00% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. In the event settlement is delayed for any reason, there shall be no abatement of interest. The purchaser is responsible for any amount in excess of \$500.00 of outstanding water bills, if any, incurred prior to the date of sale. The Purchaser agrees to pay \$350.00 at settlement to the Seller's Attorney for review of the settlement documents.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
AND ERICA T. DAVIS
Substitute Trustees by virtue of Instrument recorded
among the land records of Prince George's County, Maryland

AUCTIONEERS
Brenda J. DiMarco
14804 Main Street
Upper Marlboro, MD 20772
Tel: (301) 627-1002
Auctioneer's Number # A00116

98938 (8-5,8-12,8-19)

Law Offices
AXELSON, WILLIAMOWSKY,
BENDER & FISHMAN, P.C.
Attorneys and Counselors At Law
401 North Washington Street, Suite 550
Rockville, Maryland 20850
Telephone 301-738-7657
Telecopier 301-424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
10236 Chautauqua Avenue, Lanham, MD 20706-2039

By virtue of the power and authority contained in a Deed of Trust from DAVID GAITHER and DAWN R. BROWN, dated October 31, 2001 and recorded in Liber 15153 at Folio 256 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, AUGUST 25, 2010
AT 3:15 P.M.

all that property described in said Deed of Trust as follows:

Lot numbered Eight (8) in Block lettered "D", in the subdivision known as "GLENWOOD PARK", as per plat thereof recorded in Plat Book WWW 27 at Plat 31 among the Land Records of Prince George's County, Maryland.

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION".

TERMS OF SALE: A deposit of \$17,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 7.75% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the

LEGALS

Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. In the event settlement is delayed for any reason, there shall be no abatement of interest. The purchaser is responsible for any amount in excess of \$500.00 of outstanding water bills, if any, incurred prior to the date of sale. The Purchaser agrees to pay \$350.00 at settlement to the Seller's Attorney for review of the settlement documents.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
AND ERICA T. DAVIS
Substitute Trustees by virtue of Instrument recorded
among the land records of Prince George's County, Maryland

AUCTIONEERS
Brenda J. DiMarco
14804 Main Street
Upper Marlboro, MD 20772
Tel: (301) 627-1002
Auctioneer's Number # A00116

98937 (8-5,8-12,8-19)

COHN, GOLDBERG & DEUTSCH, L.L.C.
Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY
10753 CASTLETON TURN
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Gwendolyn H. Daniels and Marvin E. Daniels dated July 27, 2007 and recorded in Liber 28342, Folio 607 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$200,000.00, and an original interest rate of 7.125, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 24, 2010 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$23,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
and Richard J. Rogers, Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

98965 (8-5,8-12,8-19)

Law Offices
AXELSON, WILLIAMOWSKY,
BENDER & FISHMAN, P.C.
Attorneys and Counselors At Law
401 North Washington Street, Suite 550
Rockville, Maryland 20850
Telephone 301-738-7657
Telecopier 301-424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
13100 Bellevue Street, Beltsville, MD 20705-3237

By virtue of the power and authority contained in a Deed of Trust from ROGER BROWN and LINDA BROWN, dated August 11, 2006 and recorded in Liber 26127 at Folio 101 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, AUGUST 25, 2010
AT 3:25 P.M.

all that property described in said Deed of Trust as follows:

BEING KNOWN AND DESIGNATED as Lot No. 16, Block A, as shown on a Plat entitled "CALVERTON", and recorded among the Land Records of Prince George's County, Maryland in Plat Liber WWW No. 57, folio 18, and also shown on a plat entitled "Plat No. Eleven, CALVERTON", and recorded among the Land Records of Prince George’s County, Maryland in Plat Liber 78, folio 7907.

The improvements thereon being known as 13100 Bellevue Street, Beltsville, MD 20705.

BEING all and the same lot of ground which by Deed dated April 8, 2005, and recorded among the Land Records of Prince George's County, Maryland in Liber 22401, folio 590, was granted and conveyed by Roger Brown, Sole Owner unto Roger Brown and Linda Brown, Tenants by the Entirety for no consideration.

Tax Account No. 01-0072223

Title Insurer: First American Title Insurance Company

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION".

TERMS OF SALE: A deposit of \$20,000.00 in the form of cash, certi-

LEGALS

fied check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. In the event settlement is delayed for any reason, there shall be no abatement of interest. The purchaser is responsible for any amount in excess of \$500.00 of outstanding water bills, if any, incurred prior to the date of sale. The Purchaser agrees to pay \$350.00 at settlement to the Seller's Attorney for review of the settlement documents.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
AND ERICA T. DAVIS
Substitute Trustees by virtue of Instrument recorded
among the land records of Prince George's County, Maryland

AUCTIONEERS
Brenda J. DiMarco
14804 Main Street
Upper Marlboro, MD 20772
Tel: (301) 627-1002
Auctioneer's Number # A00116

98942 (8-5,8-12,8-19)

THE PRINCE GEORGE’S POST
Call 301-627-0900 Fax 301-627-6260

Law Offices
AXELSON, WILLIAMOWSKY,
BENDER & FISHMAN, P.C.
Attorneys and Counselors At Law
401 North Washington Street, Suite 550
Rockville, Maryland 20850
Telephone 301-738-7657
Telecopier 301-424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
6011 Emerson Street, Unit 404, Bladensburg, MD 20710

By virtue of the power and authority contained in a Deed of Trust from NATARAJAN SUBRAMANIAN dated January 7, 2009 and recorded in Liber 30325 at Folio 303 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, AUGUST 25, 2010
AT 3:05 P.M.

all that property described in said Deed of Trust as follows:

Unit Numbered 404, "COUNTRY CLUB TOWERS CONDOMINIUM", a Condominium, as defined and set forth in a Declarations of Condominium and recorded among the Land Records of Prince George's County, Maryland in Liber 5618 at folio 793, et seq., as amended from time to time. Said Unit is delineated on that certain Condominium Plats entitled "COUNTRY CLUB TOWERS CONDOMINIUM", as recorded in Condominium Plat Book NLP 116 at plats 25 through 33, both inclusive.

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION".

TERMS OF SALE: A deposit of \$8,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 14.00% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property. In the event settlement is delayed for any reason, there shall be no abatement of interest. The purchaser is responsible for any amount in excess of \$500.00 of outstanding water bills, if any, incurred prior to the date of sale. The Purchaser agrees to pay \$350.00 at settlement to the Seller's Attorney for review of the settlement documents.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
AND ERICA T. DAVIS
Substitute Trustees by virtue of Instrument recorded
among the land records of Prince George's County, Maryland

AUCTIONEERS
Brenda J. DiMarco
14804 Main Street
Upper Marlboro, MD 20772
Tel: (301) 627-1002
Auctioneer's Number # A00116

98939 (8-5,8-12,8-19)

LEGALS

SUMMARY NOTICE OF SALE
PRINCE GEORGE'S COUNTY, MARYLAND

\$43,025,000* GENERAL OBLIGATION CONSOLIDATED
PUBLIC IMPROVEMENT TAX-EXEMPT BONDS, SERIES 2010A

SEALED BIDS or ELECTRONIC BIDS will be received by the County Executive of Prince George's County, Maryland (the "County") or by the Director of Finance, acting with the authority of the County Executive, in Suite 3200, 3rd Floor, County Administration Building, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, for the purchase of the Prince George's County, Maryland General Obligation Consolidated Public Improvement Tax-Exempt Bonds, Series 2010A (the "Series 2010A Bonds"), until:

11:00 a.m. Prevailing Eastern Time, Tuesday, August 24, 2010*

ELECTRONIC BIDS must be submitted to the BiDCOMPTM/PARITY® Electronic Bid Submission System ("PARITY") at the place and time on the sale date indicated above. Sealed written bids and electronic bids will be subject to the terms and conditions of the complete official Notice of Sale. Further information about PARITY, including any fee charged, may be obtained from PARITY, 1359 Broadway, 2nd Floor, New York, New York 10018, (212) 849-5021.

If any provision of the complete official Notice of Sale shall conflict with the information provided by PARITY as the approved provider of electronic bidding services, the official Notice of Sale shall control.

The Series 2010A Bonds will be dated the date of delivery and will mature annually on the fifteenth day of September in the following years and principal amounts:

\$43,025,000* General Obligation Consolidated Public Improvement
Tax-Exempt Bonds, Series 2010A

Maturity Sept. 15	Principal Amount*
2011	\$ 1,760,000
2012	2,045,000
2013	2,580,000
2014	3,120,000
2015	4,150,000
2016	4,695,000
2017	5,235,000
2018	6,270,000
2019	6,315,000
2020	6,855,000

*Preliminary, subject to change and /or adjustment as described in the Notice

Interest on the Series 2010A Bonds from the date of delivery is payable on March 15, 2011, September 15, 2011 and semiannually thereafter on March 15 and September 15 of each year until maturity.

Adjustments to Maturity Schedule: Pre-sale, the County reserves the right to increase or decrease the aggregate principal amount of the Series 2010A Bonds and /or change the maturity schedule set forth above. For further details, please refer to the complete official Notice of Sale.

Form of Series 2010A Bonds: The Series 2010A Bonds will be issued in fully registered form and sold through a book-entry system with no physical distribution of bond certificates made to the public. One bond certificate for each maturity will be issued to Cede & Co., the partnership nominee of The Depository Trust Company, New York, New York ("DTC"), and immobilized in DTC's custody. The book entry system will evidence ownership of the Series 2010A Bonds in the principal amount of \$5,000 and integral multiples thereof, with transfers of ownership interests of each actual purchaser of a Series 2010A Bond effected on the records of DTC and its participants. The successful bidder, as a condition to delivery of the Series 2010A Bonds, shall be required to deposit the bond certificates with DTC, registered in the name of Cede & Co., DTC's partnership nominee.

Optional Redemption: The Series 2010A Bonds are not subject to optional redemption prior to their maturity.

Authority to Issue: The Series 2010A Bonds are being issued under the authority of Section 5(P) of Article 25A of the Annotated Code of Maryland, as amended (the "Enabling Law"), the County Charter, County Council Bills CB-30-2009, CB-41-2008, CB-25-2007, CB-42-2008, CB-26-2007 and CB-33-2009 (collectively, the "Authorization Ordinances"), certain enabling acts cited therein (the "Enabling Acts"), and certain orders of the County Executive.

Purpose: The Series 2010A Bonds are being issued to provide funds for financing, in whole or in part, the costs of planning, construction, reconstruction, establishment, extension, enlargement, demolition, improvement or acquisition of certain capital projects, including public buildings and communications system, roads and bridges, fire stations, stormwater management facilities, solid waste management facility, environmental resources facility, library and correctional facilities.

Price and Interest Rate Bids: Each bidder shall submit one bid on an "all or none" basis. Each proposal must specify the amount of the bid for the Series 2010A Bonds, which must be not less than par, and must specify the rate or rates of interest to be paid thereon. Each rate of interest shall be a multiple of one-twentieth (1/20) or one-eighth (1/8) of one percent, but all Series 2010A Bonds of any one maturity must bear interest at the same rate. Any rate named may be repeated. The difference between the maximum and minimum interest rates may not be greater than 3%. A zero rate may not be named.

Good Faith Deposit: The successful bidder of the Series 2010A Bonds, shall submit a good faith deposit in the amount of \$500,000* for the winning bid on the Series 2010A Bonds to the County as provided in the official Notice of Sale.

Award of Bonds: The Director of Finance of the County will not consider and will reject any bid for the purchase of less than all of the Series 2010A Bonds. No bid at less than par plus accrued interest will be considered. The right is reserved to reject any and all bids.

The award of the Series 2010A Bonds, if made, will be made to the bidder offering the lowest true interest cost (TIC) to the County. The TIC shall be determined by doubling the semiannual interest rate (compounded semi-annually) necessary to discount the debt service payments from the payment date to the date of the Series 2010A Bonds and to the price bid. The Series 2010A Bonds will be delivered on or about September 8, 2010*. For further details, please refer to the complete official Notice of Sale.

Legal Opinion: The issuance of the Series 2010A Bonds will be subject to legal approval by Meyers, Rodbell & Rosenbaum, P.A., Riverdale, Maryland for the Series 2010A Bonds.

Each sealed bid must be on a form to be furnished by the undersigned, copies of which together with the Preliminary Official Statement and the official Notice of Sale and Bid for Series 2009A Bonds may be obtained from the Director of Finance of Prince George's County, Maryland, County Administration Building, Suite 3200, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, (301) 952-5025; or from Public Advisory Consultants, Inc., 25 Crossroads Drive, Suite 402, Owings Mills, Maryland 21117, (410) 581-4820, the County's Financial Advisor.

PRINCE GEORGE'S COUNTY,
MARYLAND
By JACK B. JOHNSON
County Executive

99026 (8-12,8-19)

SUMMARY NOTICE OF SALE
PRINCE GEORGE'S COUNTY, MARYLAND

\$51,515,000* GENERAL OBLIGATION CONSOLIDATED
PUBLIC IMPROVEMENT [TAX-EXEMPT BONDS] [TAXABLE
BUILD AMERICA BONDS – DIRECT PAYMENT TO ISSUER],
SERIES 2010B

SEALED BIDS or ELECTRONIC BIDS will be received by the County Executive of Prince George's County, Maryland (the "County") or by the Director of Finance, acting with the authority of the County Executive, in Suite 3200, 3rd Floor, County Administration Building, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, for the purchase of the Prince George's County, Maryland General Obligation Consolidated Public Improvement [Tax-Exempt Bonds] [Taxable Build America Bonds – Direct Payment to Issuer], Series 2010B (the "Series 2010B Bonds") until:

LEGALS

11:00 a.m. Prevailing Eastern Time, Tuesday, August 24, 2010*

ELECTRONIC BIDS must be submitted to the BiDCOMPTM/PARITY® Electronic Bid Submission System ("PARITY") at the time on the sale date indicated above. Sealed written bids and electronic bids will be subject to the terms and conditions of this complete Notice of Sale. Further information about PARITY, including any fee charged, may be obtained from PARITY, 1359 Broadway, 2nd Floor, New York, New York 10018, (212) 849-5021.

If any provision of the complete official Notice of Sale shall conflict with the information provided by PARITY as the approved provider of electronic bidding services, the official Notice of Sale shall control.

The Series 2010B Bonds will be dated the date of delivery and will mature annually and /or be payable in annual sinking fund installments, subject to prior redemption of the Series 2010B Bonds described herein, on the fifteenth day of September in the following years and principal amounts:

\$51,515,000* General Obligation Consolidated Public Improvement
[Tax-Exempt Bonds] [Taxable Build America Bonds – Direct Payment
to Issuer], Series 2010B

Maturity Sept. 15	Principal Amount*
2021	\$ 6,905,000**
2022	6,450,000**
2023	5,995,000**
2024	6,045,000**
2025	5,600,000**
2026	5,155,000**
2027	4,705,000**
2028	4,260,000**
2029	3,620,000**
2030	2,780,000**

*Preliminary, subject to change and /or adjustment as provided herein.

**Callable maturities

Interest on the Series 2010B Bonds from the date of delivery is payable on March 15, 2011, September 15, 2011 and semiannually thereafter on March 15 and September 15 of each year until maturity or prior redemption.

Adjustments to Maturity Schedule: Pre-sale, the County reserves the right to increase or decrease the aggregate principal amount of the Series 2010B Bonds and /or change the maturity schedule set forth above. For further details, please refer to the complete official Notice of Sale.

Serial and/or Term Bonds and Mandatory Redemption: Bidders may provide for all of the Series 2010B Bonds to be issued as serial bonds or bidders may designate consecutive annual principal amounts of the Series 2010B Bonds to be combined into not more than two term bonds. In the event that the bidder specifies a term bond, each such term bond shall be subject to mandatory redemption on September 15 in the years and amounts shown herein for the several maturities of the Series 2010B Bonds corresponding to the years which have been combined to form such term bond. The Series 2010B Bonds to be redeemed in any year by mandatory redemption shall be selected by lot from the Series 2010B Bonds being redeemed and shall be redeemed at par.

Tax-Exempt Bonds/Taxable Build America Bonds. The Series 2010B Bonds will be issued as either all Tax-Exempt Bonds or all Taxable Build America Bonds. The Series 2010B Bonds will not be split between Tax-Exempt Bonds and Taxable Build America Bonds. Bidders may submit a bid for all, but not less than all, of the Series 2010B Bonds as Tax-Exempt Bonds or as Taxable Build America Bonds as set forth herein under "Bidding Rules, Price and Interest Rate Bids."

Form of Series 2010B Bonds: The Series 2010B Bonds will be issued in fully registered form and sold through a book-entry system with no physical distribution of bond certificates made to the public. One bond certificate for each maturity will be issued to Cede & Co., the partnership nominee of The Depository Trust Company, New York, New York ("DTC"), and immobilized in DTC's custody. The book entry system will evidence ownership of the Series 2010B Bonds in the principal amount of \$5,000 and integral multiples thereof, with transfers of ownership interests of each actual purchaser of a Series 2010B Bond effected on the records of DTC and its participants. The successful bidder, as a condition to delivery of the Series 2010B Bonds, shall be required to deposit the bond certificates with DTC, registered in the name of Cede & Co., DTC's partnership nominee.

Optional Redemption: Outstanding Series 2010B Bonds maturing on or after September 15, 2021 are subject to redemption prior to maturity, in whole or in part, on September 15, 2020 or at any time thereafter, at the option of the County and in order of maturity directed by the County, on at least thirty (30) days' notice, at the following redemption price, expressed as a percentage of the principal amount of the Series 2010B Bonds or portions thereof to be redeemed, plus accrued interest thereon to the date fixed for redemption:

Redemption Period	Redemption Price
September 15, 2020 and thereafter	100.0%

Authority to Issue: The Series 2010B Bonds are being issued under the authority of Section 5(P) of Article 25A of the Annotated Code of Maryland, as amended (the "Enabling Law"), the County Charter, County Council Bills CB-30-2009, CB-41-2008, CB-25-2007, CB-42-2008, CB-26-2007 and CB-33-2009 (collectively, the "Authorization Ordinances"), the bond enabling laws cited in the Authorization Ordinances (the "Enabling Acts") and certain orders of the County Executive.

Purpose: The Series 2010B Bonds are being issued to provide funds for financing, in whole or in part, the costs of planning, construction, reconstruction, establishment, extension, enlargement, demolition, improvement or acquisition of certain capital projects, including public buildings and communications system, roads and bridges, fire stations, stormwater management facilities, solid waste management facility, environmental resources facility, library and correctional facilities.

Bidding Rules, Price and Interest Rate Bids: Each bidder shall submit one bid on an "all or none" basis. Each bidder shall submit a bid for the purchase of the Series 2010B Bonds either as all Tax-Exempt Bonds or as all Taxable Build America Bonds. Each proposal must specify the amount of the bid for the Series 2010B Bonds, which must be not less than par, and must specify the rate or rates of interest to be paid thereon. Bids for each maturity of Taxable Build America Bonds must be for not more than 102.5% of the par amount of such maturity. Each rate of interest shall be a multiple of one-twentieth (1/20) or one-eighth (1/8) of one percent, but all Series 2010B Bonds of any one maturity must bear interest at the same rate. Any rate named may be repeated. A zero rate may not be named.

Good Faith Deposit: The successful bidder of the Series 2010B Bonds shall submit a good faith deposit in the amount of \$550,000* for the winning bid on the Series 2010B Bonds to the County as provided in the official Notice of Sale.

Award of Bonds: The Director of Finance of the County will not consider and will reject any bid for the purchase of less than all of the Series 2010B Bonds. No bid at less than par plus accrued interest will be considered. The right is reserved to reject any and all bids.

The award of the Series 2010B Bonds, if made, will be made to the bidder offering the lowest true interest cost (TIC) to the County. The TIC shall be determined by doubling the semiannual interest rate (compounded semi-annually) necessary to discount the debt service payments (less 35% of the amount of such payments in respect of interest for bids for Taxable Build America Bonds) from the payment date to the date of the Series 2010B Bonds and to the price bid. The Series 2010B Bonds will be delivered on or about September 8, 2010*. For further details, please refer to the complete official Notice of Sale.

Legal Opinion: The issuance of the Series 2010B Bonds will be subject to legal approval by Meyers, Rodbell & Rosenbaum, P.A., Riverdale, Maryland for the Series 2010B Bonds.

Official Statement: Within seven (7) business days after the award of the Series 2010B Bonds to the successful bidder on the date of sale, the County will authorize and deliver to the successful bidder an Official Statement, which is expected to be substantially in the form of the Preliminary Official Statement referred to below. If so requested by the successful bidder at or before the close of business on the date of the sale, the County will include in the Official Statement pricing and other information with respect to the terms of the reoffering of the Series 2010B Bonds by the successful bidder (the "Reoffering Information"). If no Reoffering Information is specified and furnished by the successful bidder, the Official Statement will include the interest rates on the Series 2010B Bonds resulting from the bid of the successful bidder and the other statements with respect to reoffering contained in the Preliminary Official Statement. The success-

LEGALS

ful bidder shall be responsible to the County and its officials for the Reoffering Information, and for all decisions made by the successful bidder with respect to the use or omission of the Reoffering Information in any reoffering of the Series 2010B Bonds, including the presentation or exclusion of any Reoffering Information in any documents, including the Official Statement. The successful bidder will also be furnished, without cost, with up to 200 copies of the Official Statement (and any amendment or supplement thereto that is prepared other than as a result of incorrect underwriting information or Reoffering Information furnished by the successful bidder or that is prepared because of a failure of the successful bidder).

The County will undertake to provide the successful bidder with further additional information to be included in such Official Statement when, in the opinion of the County or of Bond Counsel, such additional information constitutes a material change to such Official Statement. The County will take such steps as are necessary to arrange for amending and supplementing the Official Statement in connection with the disclosure of such additional information; provided, however, that the County shall have no obligation to provide such additional information after the date which is 25 days after the "end of the underwriting period," as such term is defined in Securities and Exchange Commission Rule 15c2-12.

The successful bidder for the Series 2010B Bonds agrees to provide promptly copies of the Official Statement to the Municipal Securities Rulemaking Board in accordance with Securities and Exchange Commission Rule 15c2-12.

Continuing Disclosure: In order to assist bidders in complying with Rule 15c2-12(b)(5) of the Securities and Exchange Commission, the County will undertake, pursuant to a Continuing Disclosure Certificate, to provide (i) certain financial information and operating data annually, and (ii) notices of the occurrence of certain events, if material. A description of this undertaking is set forth in the Preliminary Official Statement and also will be set forth in the final Official Statement.

It shall be a condition to the obligation of the successful bidder to accept delivery of and pay for the Series 2010B Bonds that simultaneously with or before delivery and payment for the Series 2010B Bonds, such successful bidder shall be furnished with a fully-executed copy of the Continuing Disclosure Certificate.

Closing Documents: The Series 2010B Bonds will be accompanied by customary closing documents, including a no-litigation certificate, effective as of the date of delivery, stating that there is no litigation pending affecting the validity of the Series 2010B Bonds.

It shall be a condition to the obligation of the successful bidder to accept delivery of and pay for the Series 2010B Bonds that simultaneously with or before delivery and payment for the Series 2010B Bonds such successful bidder shall be furnished a certificate of the appropriate County officials to the effect that to the best of their knowledge and belief, the Official Statement (and any amendment or supplement thereto) (except for the Reoffering Information, information concerning DTC and its book-entry system, and information regarding any municipal bond insurance obtained with respect to the Series 2010B Bonds, as to which no view will be expressed) as of the date of sale and as of the date of delivery of the Series 2010B Bonds does not contain any untrue statement of a material fact and does not omit to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading, and that between the date of sale and the date of delivery of the Series 2010B Bonds there has been no material adverse change in the financial position or revenue of the County, except as reflected or contemplated in the Official Statement.

The successful bidder for the Series 2010B Bonds, by submitting its bid, agrees to provide a comparative coupons and yields statement for an uninsured transaction if it bids with insurance and a certificate acceptable to Bond Counsel stating: (i) the reoffering prices, expressed as a percentage of par, to the public of each maturity of the Series 2010B Bonds (the "Reoffering Prices"); (ii) that the successful bidder has made a bona fide public offering of all of the Series 2010B Bonds at the Reoffering Prices; and (iii) that a substantial amount of each maturity of the Series 2010B Bonds was sold to the public (excluding bond houses, brokers and other intermediaries) at such Reoffering Prices. Bond Counsel advises that (i) such certificate must be made on the best knowledge, information and belief of the successful bidder, (ii) the sale to the public of 10% or more in par amount of the Series 2010B Bonds of each maturity at the Reoffering Prices would be sufficient to certify as to the sale of a substantial amount of the Series 2010B Bonds, and (iii) reliance on other facts as a basis for such certification would require evaluation by Bond Counsel to assure compliance with the statutory requirement to avoid the establishment of an artificial price for the Series 2010B Bonds.

Right to Modify or Amend Notice of Sale; Right to Postpone Sale: The County reserves the right to modify or amend this Notice of Sale, including as described under "Adjustments to Maturity Schedule" above. If any modifications occur, they will be made available on the BiDCOMP/Parity/www.i-dealprospectus.com system no later than 9:30 a.m. prevailing Eastern Time on the date of sale, and bidders shall submit their electronic or sealed written bids based on the terms of this Notice of Sale, as so modified. In addition, the County reserves the right to postpone the date of sale. Any such postponement will be communicated through the BiDCOMP/Parity/www.i-dealprospectus.com system. If any date fixed for the receipt of bids and sale of the Series 2010B Bonds is postponed, any alternative sale date and time and any revised date of expected delivery will be announced via the BiDCOMP/Parity/www.i-dealprospectus.com system at least 24 hours prior to such alternative sale date and time.

Contact Persons: Each sealed bid must be on a form to be furnished by the undersigned, copies of which together with the Preliminary Official Statement and the official Notice of Sale and Bid for Series 2010B Bonds may be obtained from the Director of Finance of Prince George's County, Maryland, County Administration Building, Suite 3200, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, (301) 952-5025; or from Public Advisory Consultants, Inc., 25 Crossroads Drive, Suite 402, Owings Mills, Maryland 21117, (410) 581-4820. the County's Financial Advisor.

PRINCE GEORGE'S COUNTY,
MARYLAND
By JACK B. JOHNSON
County Executive

99024 (8-12,8-19)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Jacob O. Ajomale
12101 Backus Drive
Bowie, MD 20720
Defendant

In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 09-19770

Notice is hereby given this 13th day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 13th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$316,292.68. The property sold herein is known as 12101 Backus Drive, Bowie, MD 20720.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
99109 (8-19,8-26,9-2)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Billie E. Davis
11304 Rhodenda Avenue
Upper Marlboro, MD 20772
Defendant

In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 10-03756

Notice is hereby given this 13th day of August, 2010, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 13th day of September, 2010.

The Report of Sale states the amount of the foreclosure sale price to be \$428,625.72. The property sold herein is known as 11304 Rhodenda Avenue, Upper Marlboro, MD 20772.

PEGGY MAGEE
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Peggy Magee, Clerk
99108 (8-19,8-26,9-2)

LEGALS

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Percy L Tolson
2404 Roslyn Avenue
Forestville, MD 20747
Defendant

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-13685**

Notice is hereby given this 16th day of August, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 16th day of September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$78,000.00. The property sold herein is known as 2404 Roslyn Avenue, Forestville, MD 20747.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99140 (8-19,8-26,9-2)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Giovanni Pierre Wade
Mikasha C. Wade
2813A Forest Run Drive Unit #1304
District Heights, MD 20747
Defendants

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-10811**

Notice is hereby given this 16th day of August, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 16th day of September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$270,799.29. The property sold herein is known as 2813A Forest Run Drive Unit #1304, District Heights, MD 20747.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99142 (8-19,8-26,9-2)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Valeriano A. Escalante
Elmer Villalobos
Juana Fuentes
Valeriano Escalante
6309 60th Avenue
Riverdale, MD 20737
Defendants

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-12219**

Notice is hereby given this 16th day of August, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 16th day of September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$383,940.62. The property sold herein is known as 6309 60th Avenue, Riverdale, MD 20737.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99144 (8-19,8-26,9-2)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Christen I. Goodwine
Gamal A. Haylett
610 Main Street, Unit 101
Laurel, MD 20707
Defendants

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-14127**

Notice is hereby given this 16th day of August, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property men-

tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 16th day of September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$157,898.62. The property sold herein is known as 610 Main Street, Unit 101, Laurel, MD 20707.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99141 (8-19,8-26,9-2)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Juan J. Hernandez
6008 Middleton Lane
Temple Hills, MD 20748
Defendant

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-11807**

Notice is hereby given this 16th day of August, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 16th day of September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$319,876.00. The property sold herein is known as 6008 Middleton Lane, Temple Hills, MD 20748.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99143 (8-19,8-26,9-2)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Jose R. Benitez
Jose M. Argueta
1317 Washington Lane
Fort Washington, MD 20744
Defendants

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-14961**

Notice is hereby given this 16th day of August, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 16th day of September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$256,368.84. The property sold herein is known as 1317 Washington Lane, Fort Washington, MD 20744.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99145 (8-19,8-26,9-2)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Anthony D. Biglow
Rebecca L. Biglow
5 Balmoral Drive East
Oxon Hill, MD 20745
Defendants

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 10-12296**

Notice is hereby given this 16th day of August, 2010, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of September, 2010, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 16th day of September, 2010.
The Report of Sale states the amount of the foreclosure sale price to be \$281,959.60. The property sold herein is known as 5 Balmoral Drive East, Oxon Hill, MD 20745.

PEGGY MAGEE
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Peggy Magee, Clerk
99146 (8-19,8-26,9-2)

LEGALS

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

**Improved by premises known as
9109 8th Street, Lanham, Maryland 20706**

By virtue of the power and authority contained in a Deed of Trust from Jacintha Peris, dated April 28, 2006, and recorded in Liber 25266 at folio 082 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

**AUGUST 20, 2010
AT 12:39 PM**

all that property described in said Deed of Trust as follows:

LOT 6, BLOCK 19, IN THE SUBDIVISION KNOWN AS "A RESUBDIVISION OF A PORTION OF THE ADDITION TO HYNESBORO PARK".

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$13,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

**DEBORAH K. CURRAN, LAURA H. G. O’SULLIVAN,
ERIN M. BRADY, STEPHANIE H. HURLEY
AND AARON D. NEAL**

Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE’S COUNTY, Maryland

98928 (8-5,8-12,8-19)

COHN, GOLDBERG & DEUTSCH, L.L.C.
Attorneys at Law
606 Baltimore Avenue, Suite 206
Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

**6709 FAIRWOOD ROAD
HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Rhonda L. Cox and David K. Cox dated June 1, 2007 and recorded in Liber 29822, Folio 191 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$199,500.00, and an original interest rate of 7.625, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 7, 2010 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George’s County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$20,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers’ attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney’s fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser’s sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of his deposit without interest.

This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
and Richard J. Rogers, Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

99196 (8-19,8-26, 9-2)

LEGALS

COHN, GOLDBERG & DEUTSCH, L.L.C.
Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

**14203 COLD HARBOUR DRIVE
ACCOKEEK, MD 20607**

Under a power of sale contained in a certain Deed of Trust from Dennis J. Starks dated January 31, 2005 and recorded in Liber 21361, Folio 682 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$500,000.00, and an original interest rate of 6.550, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 7, 2010 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvement thereon situated in Prince George’s County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$65,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers’ attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney’s fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser’s sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of his deposit without interest.

This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
and Richard J. Rogers, Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

99195 (8-19,8-26, 9-2)

McCabe, Weisberg & Conway, LLC
8101 Sandy Spring Road, Suite 302
Laurel, Maryland 20707
301-490-1196 / Fax 301-490-1568

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

**Improved by premises known as
11 Barberry Court, Upper Marlboro, Maryland 20774**

By virtue of the power and authority contained in a Deed of Trust from Donna E Eastmond, dated March 27, 2006, and recorded in Liber 25237 at folio 326 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

**SEPTEMBER 3, 2010
AT 12:06 PM**

all that property described in said Deed of Trust as follows:

UNIT NUMBERED 40-6, AS SET FORTH IN KETTERING II CONDOMINIUM DECLARATION, WHICH DECLARATION IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND, IN LIBER 6325, FOLIO 36 AND AS SHOWN ON PLATS ENTITLED, "CONDOMINIUM PLAT, SECTION12, PHASE 40, CONDOMINIUM PHASING PLAT, "KETTERING-BY-THE PARK II".

The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. The purchaser is responsible for any amount in excess of \$250.00 for outstanding water bills, if any, incurred prior to the date of sale. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser agrees to pay \$250.00 at settlement to the attorney for the Substitute Trustees, for review of settlement documents. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

**DEBORAH K. CURRAN, LAURA H. G. O’SULLIVAN,
ERIN M. BRADY, STEPHANIE H. HURLEY,
AND AARON D. NEAL**

Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE’S COUNTY, Maryland

99186 (8-19,8-26,9-2)

LEGALS

PRINCE GEORGE’S COUNTY GOVERNMENT
BOARD OF LICENSE COMMISSIONERS
NOTICE OF PUBLIC HEARING

The Board of License Commissioners for Prince George's County, Maryland in accordance with the provisions of Article 2B of the Annotated Code of Maryland will accept testimony regarding the proposed change in Rule and Regulation #67 – Alcoholic Beverage Tasting Licenses:

R.R. NO. 67 – ALCOHOLIC BEVERAGE TASTING LICENSES:

In accordance with the provision of Section 8-409 of Article 2B of the Annotated Code of Maryland, the Board of License Commissioners may issue a Beer Tasting, Beer and Wine Tasting or a Beer, Wine and Liquor license.

An alcoholic beverage tasting license may be issued only after the appropriate application has been filed and approved by the Board of License Commissioners. A request for alcoholic beverage tasting license shall be made in the form of a letter to the Board of License Commissioners.

The holder of an expiring alcoholic beverage tasting license shall file with the Board of License Commissioners, an annual renewal for the tasting license. The tasting renewal application shall accompany the annual renewal application for the specified class of alcoholic beverage license. Upon proper filing of the tasting renewal application and payment of the annual fee, a new license will be issued.

CLASS OF LICENSE	FILING DATE	EXPIRATION DATE
Class A	March 1st	April 30th
Class B	April 1st	May 31st
Class C	May 1st	June 30th
Class D	May 1st	June 30th

The annual fee for the tasting license is:		
Beer Tasting License		\$120.00
Beer and Wine Tasting License		\$120.00
Beer, Wine and Liquor Tasting License		\$220.00

The hours of operation for an alcoholic beverage tasting license are to be in conjunction and accordance with the hours of the various classes of licenses as provided for in Article 2B of the Annotated Code of Maryland.

The bottles of alcoholic beverages to be sampled - once opened - must be accurately and specifically marked that these bottles are for sampling purposes only.

- The Licensee shall not provide more than:
- 3 ounces from each brand of beer to any one person
 - 1.5 ounce from each brand of wine product to any one patron.
 - ½ ounce of liquor from any given brand and not more than 1.5 ounces from all brands to any one patron.

The age and sobriety of any person tasting or sampling alcoholic beverages must be in accordance with the provisions of Article 2B of the Annotated Code of Maryland and the local Rules and Regulations and all restrictions apply.

Under no circumstances are these samples to be consumed off the licensed premises. Alcoholic beverage tasting is for consumption "On" the licensed premises only.

Tasting sampling may not be conducted from a drive-in window.

Any alleged violations that occur in conjunction with the Tasting license, will be processed in the same manner as a violation that occurs in conjunction with any other license. A Show Cause hearing will be scheduled, and if the Board members make a determination that a violation has occurred in conjunction with the tasting license, then as a result of the said violation, the Tasting License may be revoked or suspended or a fine may be imposed.

A Public Hearing will be held on August 24, 2010 @ 10:00 a.m. County Service Building, 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781.

BOARD OF LICENSE COMMISSIONERS (LIQUOR CONTROL BOARD)	
Attest: Diane M. Bryant July 16, 2010	
99030	(8-12,8-19)

NOTICE		NOTICE	
Deborah K. Curran Laura H. G. O'Sullivan Stephanie H. Hurley Aaron D. Neal Erin M. Brady Substitute Trustees	Plaintiffs	Deborah K. Curran Laura H. G. O'Sullivan Stephanie H. Hurley Aaron D. Neal Erin M. Brady Substitute Trustees	Plaintiffs
vs.		vs.	
O A Diedrick Jr	Defendant	Walt A Douglas aka Walt Douglas	Defendant
In the Circuit Court for Prince George's County, Maryland Civil No. CAE 10-17079		In the Circuit Court for Prince George's County, Maryland Civil No. CAE 10-09505	
ORDERED, this 9th day of August, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 13416 Queens Lane, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley, Aaron D. Neal and Erin M. Brady, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of September, 2010 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 9th day of September, 2010, next.		ORDERED, this 5th day of August, 2010 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2702 Lakehurst Avenue, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Deborah K. Curran, Laura H. G. O'Sullivan, Stephanie H. Hurley, Aaron D. Neal and Erin M. Brady, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of September, 2010 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 7th day of September, 2010, next.	
The report states the amount of sale to be \$181,600.00.		The report states the amount of sale to be \$186,792.72.	
PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md.		PEGGY MAGEE Clerk of the Circuit Court for Prince George's County, Md.	
True Copy—Test: Peggy Magee, Clerk		True Copy—Test: Peggy Magee, Clerk	
99040	(8-12,8-19,8-26)	99006	(8-12,8-19,8-26)

LEGALS

PRINCE GEORGE’S COUNTY GOVERNMENT
BOARD OF LICENSE COMMISSIONERS
NOTICE OF PUBLIC HEARING

The Board of License Commissioners for Prince George's County, Maryland in accordance with the provisions of Article 2B of the Annotated Code of Maryland will accept testimony regarding the proposed new Rule and Regulation #73:

R.R. NO. 73 – CLASS B-AE (ARTS AND ENTERTAINMENT) LICENSE (On Sale Only)

There is a Class B-AE (Arts and Entertainment) Beer, Wine and Liquor License. This license may be issued to a restaurant as defined in Rule and Regulation No. 58 within the Arts and Entertainment District as approved by the County Council.

A person may have an interest in two Class B-AE, Beer, Wine and Liquor Licenses.

The hours allowed under this license are Monday through Saturday for Beer, Wine and Liquor from 6:00 a.m. until 2:00 a.m. and Sunday for Beer and Wine from 12:00 noon until 2:00 a.m. The hours on Friday and Saturday are until 3:00 a.m. with approved live entertainment. A Special Sunday Sales Permit is required for sales of liquor on Sunday.

This license is exempt from Section 9-217(e)(1) of Article 2B of the Annotated Code of Maryland.

A Public Hearing will be held on September 1, 2010 @ 7:30 p.m. County Service Building, 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781.

BOARD OF LICENSE COMMISSIONERS (LIQUOR CONTROL BOARD)	
Attest: Diane M. Bryant August 4, 2010	
99029	(8-12,8-19)

PRINCE GEORGE’S COUNTY GOVERNMENT
BOARD OF LICENSE COMMISSIONERS
NOTICE OF PUBLIC HEARING

The Board of License Commissioners for Prince George's County, Maryland in accordance with the provisions of Article 2B of the Annotated Code of Maryland will accept testimony regarding the proposed new Rule and Regulation #74:

R.R. NO. 74 – CLASS D(E), BEER AND WINE LICENSE – WATERFRONT ENTERTAINMENT RETAIL COMPLEX:

- There is a special Class D(E), Beer and Wine license to be issued to a Waterfront Entertainment Retail complex.
- This license is for on and off sale seven days a week
- The hours of operation are 9:00 a.m. until 2:00 a.m.
- There is no food requirement associated with the license.
- This license is exempt from Section 9-217(l)(1)

A Public Hearing will be held on September 1, 2010 @ 7:30 p.m. County Service Building, 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781.

BOARD OF LICENSE COMMISSIONERS (LIQUOR CONTROL BOARD)	
Attest: Diane M. Bryant August 4, 2010	
99027	(8-12,8-19)

PRINCE GEORGE’S COUNTY GOVERNMENT
BOARD OF LICENSE COMMISSIONERS
NOTICE OF PUBLIC HEARING

The Board of License Commissioners for Prince George's County, Maryland in accordance with the provisions of Article 2B of the Annotated Code of Maryland will accept testimony regarding the proposed new Rule and Regulation #72:

R.R. NO. 72 – TEMPORARY CLASS D, BEER AND WINE LICENSE – WATERFRONT ENTERTAINMENT RETAIL COMPLEX:

- A Special Class D, Beer and Wine license may be issued to an individual or entity that holds an event on the property that includes at least part of a Waterfront Entertainment Retail complex.
- The license can be obtained for up to seven (7) days.
- An Application can be obtained from the Board’s Office and shall include:
 - The site plans clearly indicating where the beer and wine will be sold;
 - A resident of Prince George’s County must complete the application
 - The application must be filed not less than 10 days before the event.
- The license must be displayed during the hours that beer and wine are being sold.
- Beer and Wine may be sold on and off the premises.
- The applicant shall assure that the laws, rules and regulations of the Board are adhered to at all times.

A Public Hearing will be held on September 1, 2010 @ 7:30 p.m. County Service Building, 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781.

BOARD OF LICENSE COMMISSIONERS (LIQUOR CONTROL BOARD)	
Attest: Diane M. Bryant August 4, 2010	
99028	(8-12,8-19)

LEGALS

COHN, GOLDBERG & DEUTSCH, L.L.C.
Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, MD 21204
SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

11226 CHERRY HILL ROAD, CONDO UNIT 298, APT. 303
BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust from Constantine Nya Ngassa and Constantine Ngassa dated March 12, 2007 and recorded in Liber 28415, Folio 124 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$192,000.00, and an original interest rate of 6.500, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 24, 2010 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvement thereon situated in Prince George's County, MD and more full described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$22,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, and Richard J. Rogers, Substitute Trustees	
Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com	
98971	(8-5,8-12,8-19)

COHN, GOLDBERG & DEUTSCH, L.L.C.
Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, MD 21204
SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY
11600 ASSISI STREET
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Maria P. Rivera and Walter Ferguson dated June 7, 2007 and recorded in Liber 28098, Folio 382 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$315,000.00, and an original interest rate of 7.250, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 24, 2010 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$37,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, and Richard J. Rogers, Substitute Trustees	
Mid-Atlantic Auctioneers, LLC 606 Baltimore Avenue, Suite 206 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com	
98974	(8-5,8-12,8-19)

LEGALS

COHN, GOLDBERG & DEUTSCH, L.L.C.

Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

1106 11TH STREET
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Guarionex Gary Yil and Eva Mianowska-Yil dated December 10, 2007 and recorded in Liber 29219, Folio 021 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$273,000.00, and an original interest rate of 6.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 7, 2010 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$29,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
and Richard J. Rogers, Substitute Trustees

Mid-Atlantic Auctioneers, LLC
606 Baltimore Avenue, Suite 206
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

99214(8-19,8-26, 9-2)

COHN, GOLDBERG & DEUTSCH, L.L.C.

Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

7727 HAINES COURT
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Lydia L. Inoni dated November 20, 2006 and recorded in Liber 026558, Folio 0101, and re-recorded at Liber 31660, Folio 229 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$232,000.00, and an original interest rate of 4.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 7, 2010 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
and Richard J. Rogers, Substitute Trustees

Mid-Atlantic Auctioneers, LLC
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(410) 825-2900 www.mid-atlanticauctioneers.com

99215(8-19,8-26, 9-2)

LEGALS

COHN, GOLDBERG & DEUTSCH, L.L.C.

Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

4410 OGLETHORPE STREET UNIT 514
HYATTSVILLE, MD 20781

Under a power of sale contained in a certain Deed of Trust from John Lombardy Beckham dated April 28, 2006 and recorded in Liber 025256, Folio 0423 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$127,000.00, and an original interest rate of 6.375, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 7, 2010 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$12,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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and Richard J. Rogers, Substitute Trustees

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99216(8-19,8-26, 9-2)

COHN, GOLDBERG & DEUTSCH, L.L.C.

Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

10010 CARNOT DRIVE
CHELTENHAM, MD 20623

Under a power of sale contained in a certain Deed of Trust from Fernandez Simmons and Ayana Simmons dated November 23, 2004 and recorded in Liber 20962, Folio 245 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$200,000.00, and an original interest rate of 5.680, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 7, 2010 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, in which case the purchaser agrees to pay attorneys fees of \$1,250.00, plus costs, to the Trustees. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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and Richard J. Rogers, Substitute Trustees

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LEGALS

COHN, GOLDBERG & DEUTSCH, L.L.C.

Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

5412 RICHARDSONS ENDEAVOR DRIVE
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Nonyelum Bernadine Okpalannaka and Jude N. Okpalannaka dated January 8, 2007 and recorded in Liber 027366, Folio 0360 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$528,000.00, and an original interest rate of 6.000, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 7, 2010 AT 11:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$54,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes to be adjusted as of the date of foreclosure auction. All other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, whether incurred prior to or after the foreclosure auction, and all other costs incident to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of foreclosure auction forward. Purchaser agrees to pay to the Sellers' attorneys at settlement, a fee of \$295.00 for review of the settlement documents, and an additional fee of \$295.00 for review of any motion which may be subsequently filed with the Court to substitute a purchaser herein.

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